

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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DEPUTY DIRECTOR

February 14, 2019

2018/SMA-58(MS)

The Honorable Ann H. Kobayashi
Interim Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Interim Chair Kobayashi and Councilmembers:

**SUBJECT: Special Management Area (SMA) Use Permit Application
No. 2018/SMA-58
567 Portlock Road Residential Redevelopment
525, 555, 561 and 567 Portlock Road - Maunaloa
Tax Map Keys 3-9-026: 044 to 048**

We recommend approval of this application for an SMA Use Permit for the renovation of two existing single-family dwelling units, construction of a new single-family dwelling unit with an attached three-car garage and ancillary structures, including two swimming pools, wine storage, a detached multiple-car garage and two cabanas, and repair of existing structures within the shoreline setback area. Attached for your consideration are: (1) our report recommendation and draft resolution; and (2) the transcript of the Public Hearing held on January 14, 2019. No members of the public attended the public hearing.

Pursuant to Chapter 25, Revised Ordinances of Honolulu, the City Council must act within 60 calendar days after receipt of our Findings and Recommendation; however, the City Council may extend this period of time upon receipt of a request from the Applicant for an extension. The extension is not automatic and thus, if an extension of time is not requested in a timely manner, the application may be denied due to the Council's time deadline.

19 FEB 21 AM 8:49 CITY CLERK

The Honorable Ann H. Kobayashi
Interim Chair and Presiding Officer
and Members
February 14, 2019
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Should you have any questions, please contact me at 768-8000.

Very truly yours,



Kathy K. Sokugawa
Acting Director

Attachments

cc: Evershine II L.P.
Hawaii Planning LLC (Dennis Silva, Jr.)

APPROVED BY:



Roy K. Amemiya, Jr.
Managing Director

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE)
APPLICATION)
BY)
EVERSHINE II L.P.)
FOR A)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
_____)

FILE NO. 2018/SMA-58(MS)

FINDINGS OF FACT, CONCLUSIONS
OF LAW AND RECOMMENDATION

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT/LANDOWNER: Evershine II L.P.
LOCATION: 525, 555, 561 and 567 Portlock Road -
Maunaloa (Exhibit A-1)
TAX MAP KEYS: 3-9-026: 044 through 048
LAND AREA: 235,090 square feet (5.40 acres)
EXISTING ZONING: R-10 Residential District (Exhibit A-2)
STATE LAND USE DISTRICT: Urban District
SUSTAINABLE COMMUNITIES
PLAN AREA: East Honolulu
SURROUNDING LAND USES: Single-family dwellings

- B. Proposal: The Applicant proposes to renovate two single-family dwellings, identified on the exhibits as the "Harbor Villa" and the "Portlock House"; and construct a new single-family dwelling with an attached three-car garage, identified on the exhibits as the "Bay Villa", and ancillary structures, including two swimming pools, wine storage, a detached multiple-car garage and two cabanas, and repair to existing structures within the shoreline setback area (Project).

Specifically, the Project is best described in three parts (Harbor Villa Residence, Bay Villa Residence and Residence), as identified below:

- **“Harbor Villa Residence”** is the development of Parcels 44, 45 (portion) and 46 (portion) and consists of two existing single-family dwellings (see Exhibit B-2 for Site Plan). It includes the renovation of an 18,998-square-foot, four-story single-family dwelling (identified as “Harbor Villa”) with a roof deck; and construction of a detached three-car garage, a 1,066-square-foot cabana, a spa, outdoor shower and a swimming pool. Except for exterior repainting to the other existing single-family dwelling (identified as “staff house”), no other improvements are proposed. The Applicant proposes repair work to the existing drain line that runs diagonally along Parcels 45 and 46, and install a new dry stream (Parcels 44 and 46) with new landscaping. At the driveway, a new eight-foot high entry gate is proposed (see Exhibits B-1 through B-9).
- **“Bay Villa Residence”** is the development of Parcels 45 (portion), 46 (portion) and 48 (portion) (see Exhibit B-11 for Site Plan). It includes the repair of the existing saltwater pond, removal of the existing tennis courts and construction of a new 22,564-square-foot, two-story, single-family dwelling with a basement and an attached three-car garage; a conservatory, badminton court, bowling alley, a 1,488-square-foot cabana and a swimming pool (see Exhibits B-10 through B-21).
- **“Portlock Residence”** is the development of Parcels 47 (portion) and 48 that includes the renovation of the existing 19,976-square-foot, single-family dwelling (identified as the “Portlock House”) with a roof deck, swimming pool and wine storage (see Exhibit B-23 for Site Plan). A portion of the existing swimming pool is within the shoreline setback area. At the driveway, a new seven-foot-high entry gate is proposed. No improvements are proposed for the other single-family dwelling (identified as the “guest house”) (see Exhibits B-22 through B-28).

Two existing driveways will be retained and a new driveway will be constructed. Approximately 57 off-street parking spaces will be provided within the various garages, motor courts and driveways on the Project site. Existing landscaping will be relocated and new landscaping will be installed. Furthermore, the Applicant proposes to install a new fence, and restore and maintain the existing nonconforming structures within the 40-foot shoreline setback area. A Minor Shoreline Structure permit will be required for the fence within the shoreline setback area. Work to the seawall, saltwater pool and boat harbor, including the retractable stairs, will be limited to repairs necessary to maintain the structural integrity of the walls, such as spall work and new landscaping.

The cost of the Project is estimated at \$17 million and is anticipated to be completed in the summer of 2022.

- C. Background: Pursuant to the State Shore Waters Construction Permit No. 1186, issued by the Harbors Division of the Department of Transportation in 1960, a public shoreline access easement "A" was designated across the entire shoreline of the Harbor Villa Residence (i.e., over the breakwater, across the boat channel of the surge break, seawall and fill on the other side). Note that the public shoreline access easement across this shoreline improvement must be maintained as long as the boat channel remains in existence.

On August 30, 2012, Building Permit No. 700511, was approved for alteration to the Portlock House that included reconfiguring the bathroom, bedroom, kitchen, media and closets; and construction of a new driveway and six-foot-high wall at the driveway. The building permit for the work to the remaining Project was not acquired prior to adoption of Ordinance No. 11-28 on October 20, 2011, which changed the definition of "development" for Chapter 25 of the Revised Ordinances of Honolulu (ROH) Special Management Area (SMA) regulations. The Portlock House and Harbor Villa have remained uninhabited for a number of years.

On August 3, 2016, SMA Use Permit No. 2015/SMA-48 was adopted under Resolution No. 16-127 ("Resolution") for the same proposal. Pursuant to Condition H of the Resolution, the Applicant was required to obtain building permits by August 3, 2018. The Applicant did not obtain any building permit and the permit expired.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Site and Surrounding Area:

1. Site: The subject site is comprised of five parcels (the "Property"), recognized by Tax Map Keys 3-9-026: 044 through 048, and is located between Portlock Road and the sea, four of the five parcels are shoreline lots. The site is irregularly shaped, approximately 5.40 acres in area, in the R-10 Residential District. The Project site slopes downwards from front to rear and right to left (see Exhibit A-4). The Property was previously owned by Henry J. Kaiser and was used as a large residential estate with several residential structures, including the Portlock Residence, a single-story, single-family dwelling (identified as "staff house"), the Harbor Villa, a single-family dwelling (identified as "guest quarters"), gazebo and maintenance shed. A 50-foot-wide private boat harbor, saltwater pond and two swimming pools also exist on the Project site. The existing saltwater pool at the Bay View Residence is fed by the ocean through an

opening in the seawall and is used for swimming. The saltwater pond is outside of the shoreline setback area and is at the center of the Bay View Residence. It is not connected to the saltwater pool and does not drain into the ocean. The shoreline of the Harbor Villa Residence contains a small private boat harbor, a concrete breakwater, a surge break, concrete rubble masonry seawall, a channel and footbridge across the mouth of the boat harbor. The existing 19,976-square-foot Portlock House and the 18,998-square-foot Harbor Villa are in uninhabitable condition. Building Permit Nos. 670551 and 724068 were issued to alter and repair the existing Portlock House and Building Permit No. 421612 was issued to partially demolish the Harbor Villa. The previous owners did not complete the work on the dwellings.

The site is located entirely within the SMA (Exhibit A-1), and is subject to Chapter 205A-2, Hawaii Revised Statutes (HRS) and Chapter 25, ROH. Except for the staff house, the Project involves construction and reconstruction of four single-family dwellings that are greater than 7,500 square feet of floor area and is part of a larger development. The site is within the tsunami evacuation zone. The terrain of the site contains rocky outcrops by the shoreline and sloping lawn of finger grasses, koa-haole and Indian Fleabane.

The soils consists of Koko silt loam, as identified by the U.S. Department of Agriculture Natural Resources Conservation Service. The Property has slopes ranging from one percent to areas with 50 percent and greater. The site will be well landscaped, which will help retain rainfall and roof runoff. Excess runoff will sheet flow towards the ocean. There is an existing 20-foot-wide drainage easement on Parcel 46 that runs from Portlock Road to the ocean.

Potable water is supplied to the site by municipal lines. Wastewater is collected through a network of sewer lines along Portlock Road and processed at the Hawaii Kai Wastewater Treatment Plant.

2. Surrounding Uses: The Project site is bordered by Portlock Road to the east, the Pacific Ocean to the west, and single-family dwellings to the north and south. The Project site is 0.06 miles from Kokee Beach Park, less than a mile from Koko Head Neighborhood Park, and 1.5 miles from Hanauma Bay Nature Preserve. An easement for a public pedestrian access to the shoreline crosses various nearby parcels (Parcels 2 through 4, 13 and 14) and through Kokee Beach Park (see Exhibit A-5). The surrounding properties are zoned P-1 Restricted Preservation, P-2 General Preservation and R-10 Residential Districts (see Exhibit A-2).

The adjacent properties are subject to the Maunaloa/Koko Kai Community Design Guidelines ("Guidelines"). On April 27, 2016, the DPP received a copy of a letter from Mr. Raymond S. Iwamoto, an attorney who reviewed the Declaration of Protective Provisions ("Declaration"), the title and deed. Based on his review, the Property is not subject to any height restrictions on trees or other landscaping and is not subject to the design requirements of the private Guidelines. For purposes of the SMA, deed and/or lease restrictions are not criteria by which the Project is analyzed. The interpretation of such documents, furthermore, is outside of the purview of this permit and is a civil matter.

- B. Flood Hazards: The Federal Emergency Management Agency Flood Insurance Rate Map (Community Panel No. 150030C0393G), of November 5, 2014, indicates that the site is within Flood Zone D and the shoreline is within Flood Zone VE (see Exhibit A-3). Flood Zone D is described as areas where there are possible but undetermined flood hazards. Flood Zone VE is determined to be located in the 1.0 percent annual chance floodplain.
- C. Environmental Compliance: The Applicant was required to prepare an Environmental Assessment (EA) pursuant to Chapter 343, HRS, as it involves work within the shoreline and requires a major SMA Use Permit. The Department of Planning and Permitting (DPP) issued a Finding of No Significant Impact (FONSI) on May 18, 2015. The FONSI was published in the State Office of Environmental Quality Control Environmental Notice on June 8, 2015.
- D. Applicable Plans, Policies and Regulations:
 - 1. General Plan (GP) and Sustainable Communities Plan: The GP and the East Honolulu Sustainable Communities Plan (EHSCP) provides the long-range planning policies for the Project site and its surrounding area. The proposed Project is within the Urban Community Boundary and is located in an area that is designated as residential and low density apartment. The long-range GP goal is to provide convenient access to all beaches and inland recreational areas. The small boat harbor, breakwater and dredged boat channels offshore of the site, were developed by Henry J. Kaiser in the early 1960s, pursuant to a State Shore Waters Construction Permit (No. 1186) issued by the Harbors Division of the Department of Transportation. As a condition of that approval, a public shoreline access easement "A" was designated across the entire shoreline of the Harbor Villa (i.e., over the breakwater, across the boat channel to the surge break, seawall and fill on the other side). The public shoreline access easement across this shoreline improvement must be maintained as long as the boat channel remains in existence.

2. Land Use Ordinance (LUO): The site is in the R-10 Residential District. Uses and development standards for the R-10 Residential District are governed by the LUO, Chapter 21, ROH. Since the Project site was jointly developed (File No. 2015/CUP-35) on July 8, 2015 as a single zoning lot, of 235,090 square feet up to eight dwelling units may be developed on the lot, pursuant to LUO Section 21-8.20A. Including the new Bay Villa Residence, five single-family dwelling units will be developed on the zoning lot.

On a sloping lot in the R-10 Residential District, the maximum height limit is 30 feet. On April 23, 1999, Zoning Variance No. 1998/VAR-506 approved two covered balcony additions for the Harbor Villa to exceed the maximum height limit by 9.5 feet. Therefore, the safety railings at the roof deck must not exceed 39.5 feet.

3. Flood Hazard Areas: The site is within the coastal high hazard and flood fringe areas. Chapter 21A, ROH (Flood Hazard Areas), enumerates regulations and additional development standards required to develop within these flood areas.

- E. Other Permits and Approvals: According to the Applicant, the Project will require building permits, construction plan approval, development permits for grading and grubbing and a Minor Shoreline Structure Permit (if the Applicant intends to install a fence within the shoreline setback area, as shown on the plans). The Applicant will obtain a National Pollutant Discharge Elimination System permit coverage for discharges of wastewater, including stormwater runoff into State surface waters.

Improvements within the shoreline setback area are proposed and includes the restoration and maintenance work for existing nonconforming structures (i.e., seawall, saltwater pool and boat harbor walls). All work within the shoreline setback area will comply with ROH Section 23-1.6, relating to nonconforming structures, and no work will exceed 59 percent of the replacement cost of that structure.

- F. Agency Comments: Comments concerning the Project were solicited and received from various government agencies during the EA phase. Agency comments relevant to the SMA Use Permit were considered, and are discussed under the Analysis Section of this report. Comments were received from the following agencies:

1. City: Board of Water Supply, Honolulu Fire Department, and Department of Environmental Services.
2. State of Hawaii: Department of Health, Clean Water Branch; Department of Land and Natural Resources; Office of Conservation and Coastal

Lands, Land Division, Division of Aquatic Resources and Office of Planning, Engineering Division.

3. Federal: The U.S. Army Corps of Engineers; and the U. S. Department of Interior, U.S. Fish and Wildlife Service.

- G. Public Hearing and Community Comments: Upon acceptance of the application for processing, informational notices were sent by the DPP to various community organizations, public officials, the Hawaii Kai Neighborhood Board No. 1 and property owners within 300 feet of the site.

On January 14, 2019, at 10:30 a.m., the DPP held a Public Hearing to receive testimony concerning the SMA Use Permit application at the Koko Head District Park, Multi-Purpose Room C. With the exception of DPP staff and the Agent, no members of the public attended the hearing. No testimony was given, and the hearing was closed. A copy of the transcript from the hearing is included as an attachment.

III. ANALYSIS

The proposed Project was analyzed in accordance with the objectives, policies and guidelines established in Sections 25-3.1 and 25-3.2, ROH, as well as Sections 205A-2 and 205A-26, HRS.

A. Coastal Hazards:

1. Flood Hazards: The majority of the Project area is within Flood Zone D where the flood hazards are undetermined. Only the small makai portion of the site, the harbor and Harbor Villa, is within Flood Zone VE, a coastal high hazard area, and are subject to the regulations of Chapter 21A, ROH, related to development within flood-prone areas and with the rules and regulations of the National Flood Insurance Program, as presented in Title 44 of the Code of Federal Regulations (44CFR), with special attention to Subchapter B, Insurance and Hazard Mitigation.

The first floor of the Harbor Villa (harbor deck and storage) has a finish floor below the base flood elevation. Only uses permitted within this area are access, storage and parking and enclosures are required to be "breakaway." Compliance with Chapter 21A, ROH, will be determined during the building permit review phase.

2. Tsunami: The site is within the Civil Defense's Tsunami Evacuation Zone (Map 3 Wailupe to Hanauma Bay). However, the Department of Emergency Management does not require any mitigation measures for residential properties. Note: The designated tsunami refuge area is at

Koko Head District Park, which is about a mile to the north. The Applicant indicates that the Project is designed in accordance to standards for tsunami and hurricane preparedness and flood and earthquake proofing. Compliance with these standards will be determined at the building permit review phase.

3. Sea Level Rise (SLR): Data from the Hawaii Sea Level Rise Viewer ("Viewer") estimates the SLR exposure area by combining the footprint of three chronic flooding hazards: 1) Passive flooding; 2) Annual high wave flooding; and 3) Coastal erosion. Based on this information and the rate of greenhouse gas emissions, the Viewer identified four SLR scenarios (0.5 foot, 1.1 foot, 2.0 feet, and 3.2 feet). Based on the projection, 0.5 feet may occur as early as year 2030. According to data from using the Viewer, a portion of the Project site, specifically the Harbor Villa structure, will be impacted by chronic flooding due to 0.5 feet of SLR by year 2030. At 3.2 feet of SLR, Harbor Villa Residence and Portlock Residence will be impacted. The finish floor elevation of the first floor of Harbor Villa structure and Portlock House are 7.30 and 20 feet, respectively. However, in both scenarios, SLR is not anticipated to directly affect the Bay Villa structure, with a first floor elevation of 33.50 feet.

A portion of the site, mainly along the shoreline, is in the VE Flood Zone, which is the coastal high hazard area. It is noted that the structures affected by SLR are existing and the proposed dwellings and accessory structures are located outside of the VE Flood Zone and are well set back from the shoreline. Breakaways are proposed for the enclosures. The Applicant should be required to design the dwellings so that the lowest floor with livable space is above the base flood elevation. This should be a condition of approval.

- B. Alteration to Land Forms: There will be no substantial alteration to the existing topography of the Project site. Since the proposed work is located on a portion of the site that is relatively flat, grading will be limited. Application of Best Management Practices (BMPs) will be required during the review of the detailed grading plans by the DPP. No impacts to SMA resources are anticipated; therefore, no condition of approval is recommended.
- C. Drainage: The majority of the stormwater runoff is absorbed and retained on the Project site by the extensive lawn and landscaping. There is an existing 20-foot-wide storm drain easement that runs from Portlock Road to the ocean through the center of the Project site (see Exhibit B-11). The existing 36-inch diameter drain line that is located within the storm drain easement may require minor repairs and patch work for maintenance purposes. Since there will be no additional lines proposed to connect to the drain line, the existing drain line in its current condition will not pose potential impact to the SMA resource.

Additional drainage improvements will include new drain inlets, drain lines, underground detention system, and bioswales. Also, downspouts that direct stormwater from the roofs to drywells/bubblers will be installed on all buildings.

Stormwater from the roofs of the structures will be routed to downspouts that will flow to drywells or bubblers to help recharge the groundwater and mitigate flooding. Excess runoff will be directed to the drain inlets and drain lines that lead to the underground detention system and proposed bioswales. This allows the stormwater to gradually percolate into the soil and recharge groundwater supplies. Short-term impacts during the construction period will be mitigated using BMPs. Compliance with BMPs for low impact development will be required when the construction and grading plans are submitted to the DPP for review and approval. The Project must comply with the new Rules Relating to Water Quality. By complying with BMPs, low impact development standards, and DPP Rules Related to Water Quality, the drainage situation will be an improvement over the existing conditions. No impacts to SMA resources are anticipated; therefore, no condition of approval is recommended.

- D. Solid and Liquid Waste Disposal: Solid waste will be collected and removed from the site by the City and County of Honolulu Department of Environmental Services. Wastewater is serviced by Hawaii American Water Company, East Honolulu and is collected through a network of sewer lines along Portlock Road. Wastewater in this area is processed at the Hawaii Kai Wastewater Treatment Plant. No significant impacts to SMA resources are anticipated; therefore, no condition of approval is recommended.

- E. Hydrology: The waters of Maunalua Bay are classified as Class A marine waters by the State Department of Health, Water Quality Standards (Title 11, Chapter 54, Hawaii Administrative Rules (HAR)). Under this regulation, the objective is to protect these waters for recreational purposes and aesthetic enjoyment. According to these regulations, Class A waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class.

During construction, any discharge entering these waters requires National Pollutant Discharge Elimination System and Clean Water permits, pursuant to Chapter 342D and 11-54 and 11-55, HAR. The use of BMPs will be required (i.e., silt fences, turbidity curtains, erosion control blankets, and stabilized construction entrances) to contain silt and sediment generated by near-water construction activities.

- F. Flora and Fauna: The Project site is in a developed residential area. The existing vegetation consists of naupaka, plumeria, coconut palm, loulo palms, areca palms, monkey pod trees and coconuts. The proposed landscaping plan relocates the existing landscape and adds native plants.

The U.S. Fish and Wildlife Service stated there are no federally designated critical habitat in the vicinity of the Project site. However, federally endangered Hawaii hoary bat, the endangered hawksbill turtle, the threatened green turtle, Hawaiian seabirds and wedge-tailed shearwater may transit through the vicinity of the Project area. Therefore, the Applicant should not disturb, remove, or trim woody plants greater than 15 feet tall during bat birthing and pup rearing season (June 1 through September 15). This should be a condition of approval.

Artificial lighting near the shoreline may negatively impact the sea turtles and seabirds that cross this area. The Applicant proposes no artificial light from floodlights, uplights, or spotlights will be used that would directly illuminate the shoreline and ocean waters or would be directed to travel across the property boundaries toward the shoreline and ocean water. Lanais facing the ocean and rooftop decks are proposed on the dwellings. The Applicant should comply with light requirements set out in HRS Section 205A-71(b). This should be a condition of approval.

- G. Recreational Resources and Shoreline Access: The site is a shoreline lot with a boat harbor. There is a public shoreline access easement across the entire shoreline of the Harbor Villa Residence. The Applicant will continue to maintain the existing footbridge in the closed position, which would allow pedestrian access at all times, except during ingress and egress of watercraft. This is a condition of approval for Shoreline Variance No. 1998/SV-501. The Project is not expected to have any impact on the recreational resources in the area, including public access to shoreline areas. To assure this, the Applicant should maintain shoreline access during construction of the Project. This should be a condition of approval.
- H. Historic and Cultural Resources: An Archaeological Literature Review ("Review") was prepared and a field inspection was conducted on September 5, 2013. Although the Review does not recommend an archaeological inventory survey (AIS), the State Historic Preservation Division (SHPD) does recommend an AIS be completed. It would identify and document any potential surface and/or subsurface historic properties and determine appropriate mitigation. An Intensive Level Survey (ILS) should also be completed for the buildings on the Property to determine if any are eligible for the Hawaii and National Registers of Historic Places. While the Applicant states that it is not anticipated that the structures are likely to qualify for the Hawaii and/or National Registers of Historic Places, an AIS and an ILS are recommended as a condition of this approval.

Furthermore, in the unlikely event that archaeological sites, including human burials, are uncovered during construction activities, the Applicant is required to cease all work in the immediate area and notify the SHPD. This should be a condition of approval.

- I. Scenic and Open Space Resources: The residential buildings and landscaping are compatible with the surrounding area. The architectural design of the dwellings with a combination of sloped and flat roofs will not significantly obstruct views of the ocean and Maunalua Bay. Because of the existing elevation and the slope of the site, views of the dwellings from the right-of-way will be blocked by landscaping, fences and walls. According to the City and County of Honolulu Coastal View Study, Portlock Road is not identified as a coastal roadway. No impacts to the scenic or open space resources are anticipated; therefore, no condition of approval is recommended.
- J. Consistency with County Plans and Zoning: The Project is consistent with the objectives and policies of the GP and the EHSCP. The Project promotes Object C, relating to providing housing choice reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities. Also, the Project is consistent with the principals and guidelines for residential use and shoreline access in the EHSCP.

The Project site is located within the R-10 Residential District and will consist of single-family dwellings and accessory structures. Fewer than eight single-family dwellings are proposed on the site. As previously stated, a portion of Harbor Villa will exceed the height limit by up to 9.5 feet. The proposed eight-foot-high entry gate and wall at Harbor Villa Residence and seven-foot-high entry gate at the Portlock Residence encroaches entirely into the required front yard. Fences and walls up to a height of six feet are allowed in a required yard. Therefore, the proposed entry gates and wall must not exceed the six feet in height within the required yard. This should be a condition of approval.

Compliance with the LUO will be confirmed during the review of building permits and inspections. This is a standard condition of approval.

IV. CONCLUSIONS OF LAW

The Director makes the following Conclusions of Law: The proposed development was reviewed under the provisions of Sections 25-3.1 and 25-3.2, ROH, and Sections 205A-2 and 205A-26, HRS, and found to be consistent with established SMA objectives, policies and guidelines. Based on the Analysis, the proposed renovations to two existing dwellings, construction of a new dwelling, including ancillary structures, and site improvements and repairs will not adversely impact SMA resources, provided that appropriate mitigative conditions are observed.

V. RECOMMENDATION

It is recommended that the application for a Special Management Area (SMA) Use Permit be APPROVED, subject to the following conditions:


- A. Renovation of two existing single-family dwellings, construction of a new single-family dwelling with an attached three-car garage and ancillary structures and various improvements within the SMA, and repair of existing structures within the shoreline setback area must be in general conformity with the Project as described in the Report and Recommendation by the Director of the Department of Planning and Permitting (DPP), and as depicted in Exhibits B-1 through B-28. Any changes in the size or nature of the Project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu, and Chapter 205-A, Hawaii Revised Statutes (HRS), shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.
- B. Prior to issuance of any building permit for the Project, the Applicant must:
 - 1. Complete an archaeological inventory survey (AIS) for the Project area in order to identify and document any potential surface and/or subsurface historic properties and to determine, if needed an appropriate course of mitigation. The selected archaeological firm must consult with the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) prior to initiating the AIS and that a report of the survey findings be submitted to SHPD for review and acceptance pursuant to HRS 13-284; and
 - 2. Complete an intensive level survey for the buildings on the Property in order to determine, if any are eligible for the Hawaii and National Registers of Historic Places. The eligibility determination will help expedite future reviews by the SHPD Architecture Branch by clarifying whether significant architectural properties are located on the site. Property's that are determined eligible and are listed on the State or National Registers qualified by the City and County of Honolulu's historic residential tax credit.
- C. Building permit application plans must show the following:
 - 1. Lowest livable floor at Harbor Villa is above the base flood elevation, applicable at that time; and
 - 2. The walls, fences and gates shall not exceed six feet in height within the required yards.

- D. The Applicant must have archaeological monitoring during construction activities. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
- E. The Applicant shall take special care when trimming or clearing woody plants greater than 15 feet tall in order to minimize possible impacts to potential breeding of the hoary bats. Furthermore, between June 1 and September 15, woody plants greater than 15 feet tall shall not be disturbed, removed or trimmed.
- F. No element of the Project shall hinder shoreline access in any way during construction activities on the site.
- G. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights or spotlights used for decorative or aesthetic purposes, shall be prohibited, if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.
- H. Approval of this SMA Use Permit does not constitute compliance with other Land Use Ordinances (LUO) or other governmental requirements, including grading and grubbing permits. They are subject to separate review and approval. The Applicant will be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- I. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows: The Director of the DPP may extend this period, if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which the report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (a) 60 days after receipt of the Director's report; or, (b) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.

Dated at Honolulu, Hawaii, this 14th day of February, 2019.

Department of Planning and Permitting
City and County of Honolulu
State of Hawaii

By 
Kathy K. Sokugawa
Acting Director

Attachments

Pacific Ocean

LEGEND

SITE



39026047

39026048

39026045

39026046

39026044

Kokee Park

Koko Kai Park

EXHIBIT A-1
FILE NO. 2018/SMA-58



VICINITY MAP

0 400 800 1,600
One inch = 800 feet



LOCATION MAP MAUNALUA

**TAX MAP KEYS: 3-9-026:044, 045, 046,
047 and 048**

FOLDER NO.: 2018/SMA-58

LEGEND

SITE



39026047

39026048

39026045

39026046

39026044

P-2

Kokee Park

Pacific Ocean

Moloaa St

R-10

P-2

Koko Kai Park

P-1

Hanauma Bay
Nature Preserve

Pacific Ocean

EXHIBIT A-2

FILE NO. 2018/SMA-58



VICINITY MAP

0 300 600 1,200

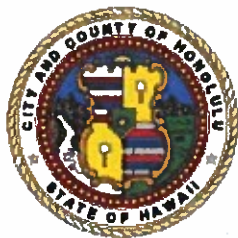
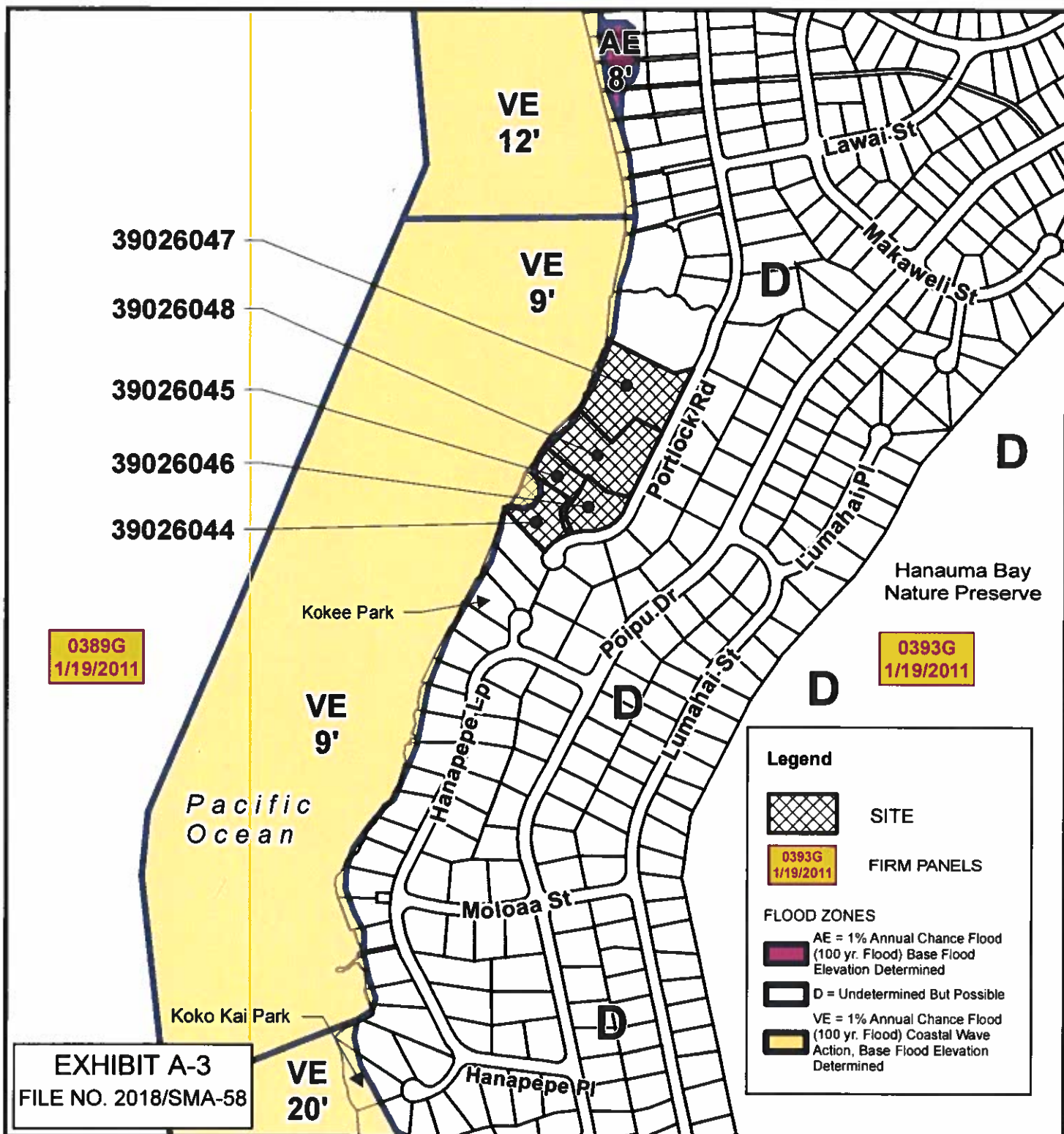
One inch = 600 feet



**PORTION OF
EXISTING ZONING MAP
HAWAII KAI**

**TAX MAP KEYS: 3-9-026:044, 045, 046,
047 and 048**

FOLDER NO.: 2018/SMA-58



VICINITY MAP

0 250 500 1,000
 One inch = 500 feet



PORTION OF FLOOD HAZARD MAP

FIRM PANELS: 0389G & 0393G

TAX MAP KEYS: 3-9-026:044, 045, 046,
047 and 048

FOLDER NO.: 2018/SMA-58

LEGEND

—20—

Source: NOAA IFSAR 5 foot contours
generated October 2005



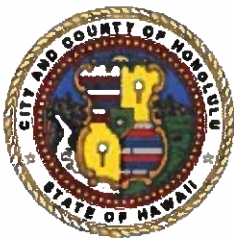
SITE

Pacific
Ocean

Kokee Park

EXHIBIT A-4

FILE NO. 2018/SMA-58



VICINITY MAP

0 150 300 600
One inch = 300 feet



PORTION OF TOPOGRAPHIC MAP HAWAII KAI

TAX MAP KEYS: 3-9-026:044, 045, 046,
047 and 048

FOLDER NO.: 2018/SMA-58

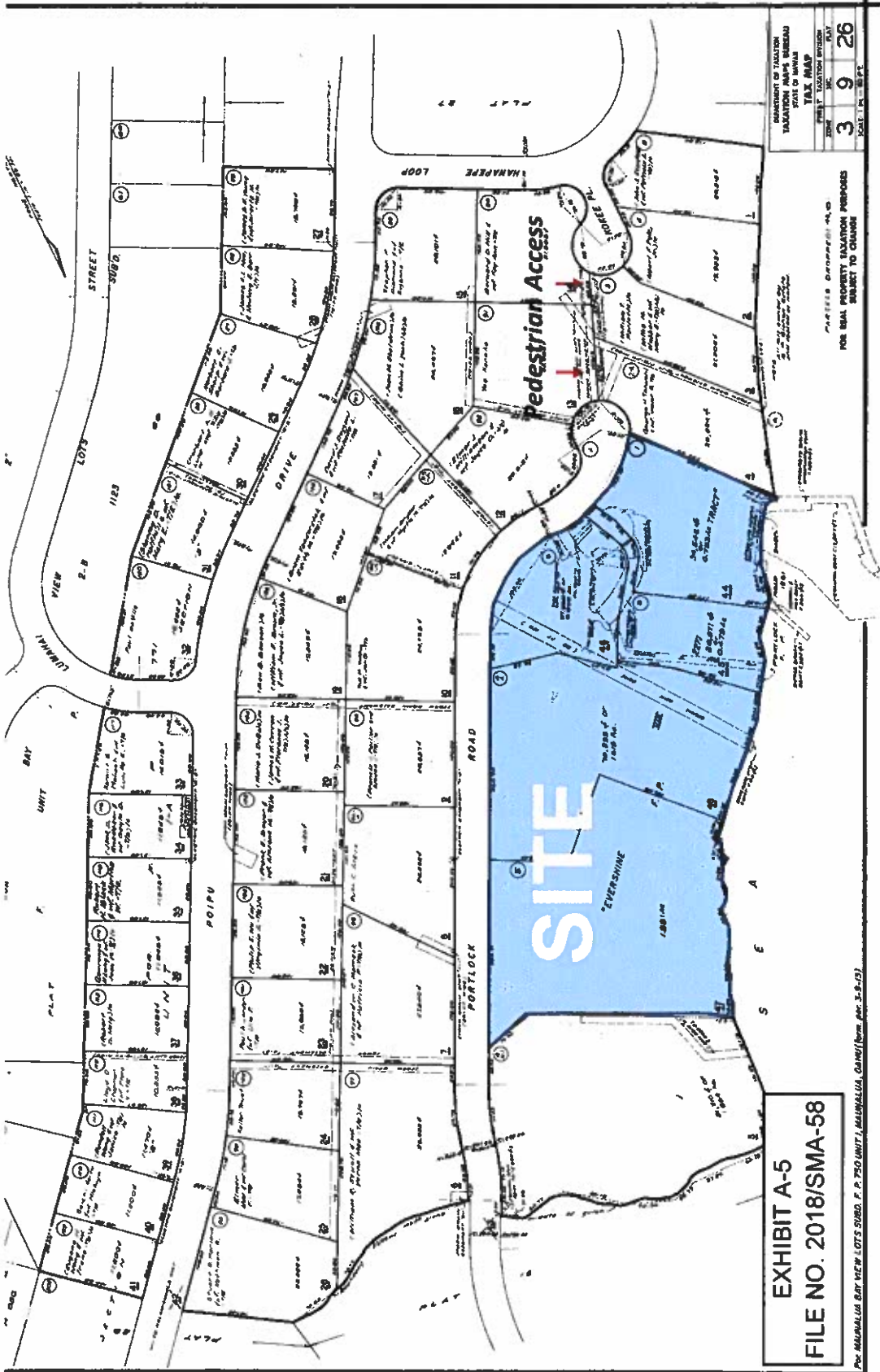
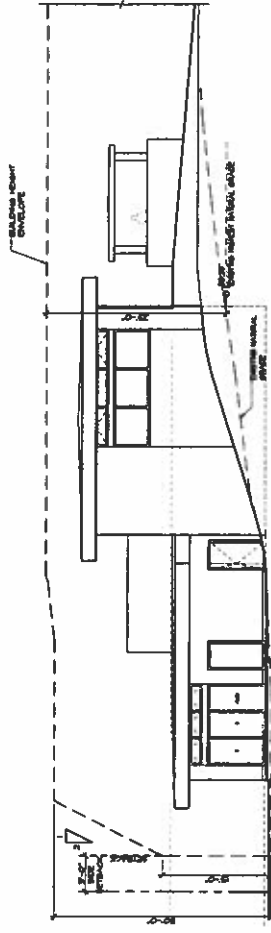


EXHIBIT A-5
FILE NO. 2018/SMA-58

DEPARTMENT OF TAXATION
TAXATION MAPS DIVISION
TAX MAP
PARTIAL DEVELOPMENT NO. 10
FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE
3 9 26
SCALE: 1" = 50 FT

PO: MAHUALUI BAY NEW LOTS SUBD. P. 750 UNIT, MAHUALUI, OAHU (FORM NO. 3-B-13)



EAST ELEVATION 100-1 1

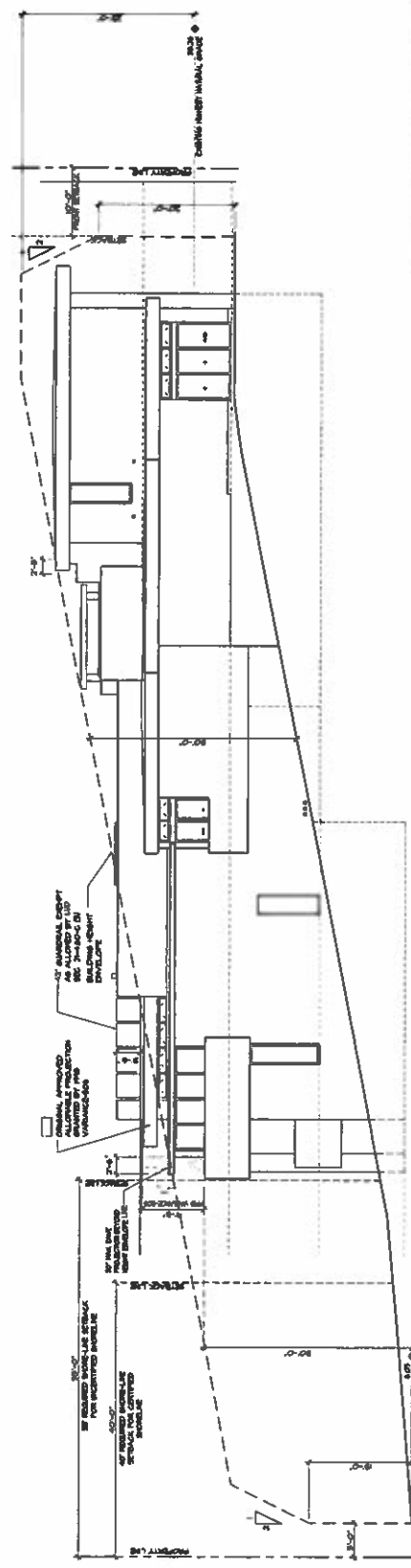


EXHIBIT B-4
FILE NO. 2018/SMA-58

SOUTH ELEVATION 100-2 2



RICHARD MANION
ARCHITECTURE, INC.

DESIGN ARCHITECT
RICHARD MANION ARCHITECTURE, INC.
1000 WEST CHRYSLER BLVD. SUITE 200
PORTLAND, OREGON 97201
TEL: 503.281.1000
FAX: 503.281.1001

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UNLESS OTHERWISE SPECIFIED ON EACH
DRAWING.

PROJECT TITLE AND ADDRESS
HARBOR VILLA
RESIDENCE REMODEL
100 PORTLAND BLVD
PORTLAND, OREGON 97201

DATE
10/1/2018

EXTERIOR ELEVATIONS
HEIGHT ENVELOPE

PROJECT NO.
1118
DATE
10/1/2018
DRAWN BY
RICHARD MANION
CHECKED BY
RICHARD MANION

A-103

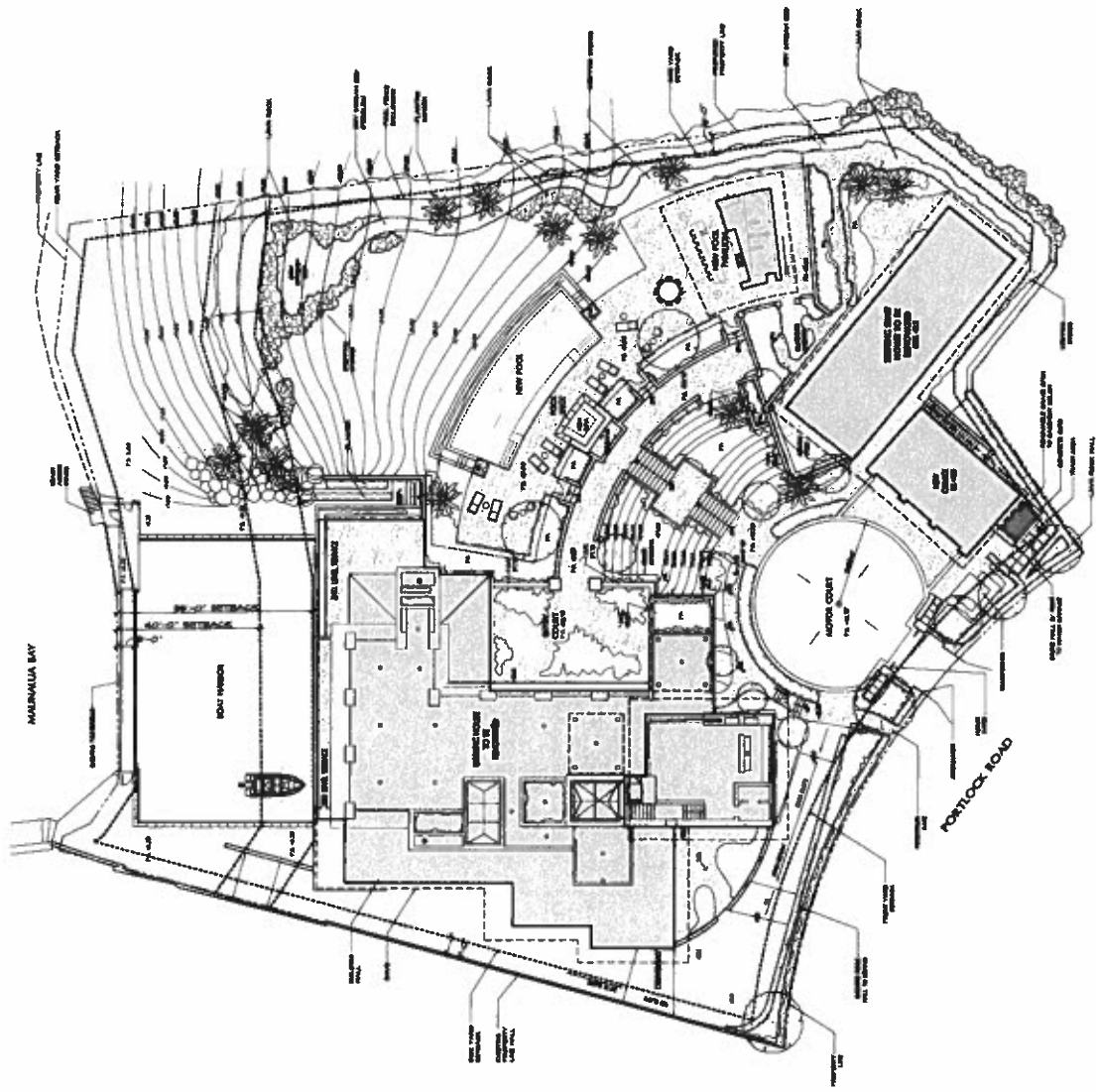


EXHIBIT B-5
FILE NO. 2018/SMA-58



BOARDING ARCHITECT OF RECORD



RICHARD MANION
ARCHITECTURE INC.

DESIGN ARCHITECT
RICHARD MANION ARCHITECTURE, INC.
1000 WEST CHRYSLER BLVD., SUITE 200
PORT OCALA, FL 34986
TEL: 352.208.1111
WWW.RICHMANION.COM

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INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM
RICHARD MANION ARCHITECTURE, INC.

PROJECT TITLE AND ADDRESS

HARBOR VILLA
RESIDENCE RE-MODEL
100 PORT OCALA ROAD
PORT OCALA, FL 34986
352.208.1111

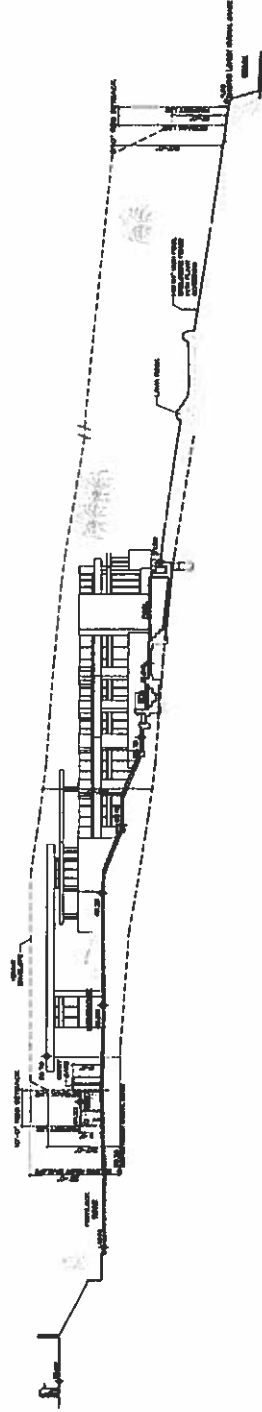
SITE NAME

SITE PLAN

REVISION DATA
PROJECT NO. 2018/SMA-58
DATE: 07-24-2018
BY: R. MANION
CHECKED BY: R. MANION
DESIGNED BY: R. MANION
DRAWN BY: R. MANION

DATE: 07-24-2018

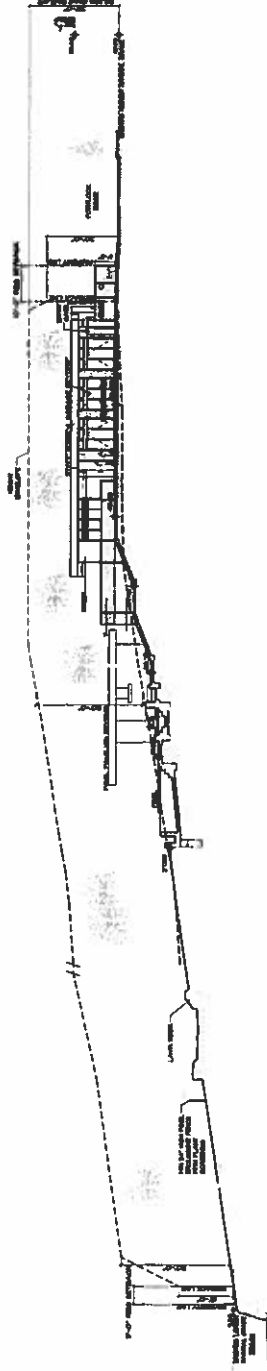
A-200



SITE SECTION LOOKING TOWARD HARBOR VILLA

SCALE 1/8" = 1'-0"

2



SITE SECTION LOOKING TOWARD ACCESSORY BUILDINGS

SCALE 1/8" = 1'-0"

1

EXHIBIT B-6
FILE NO. 2018/SMA-58



RICHARD MANION
ARCHITECTURE, INC.

DESIGN ARCHITECT
RICHARD MANION ARCHITECTURE, INC.
1000 WEST CHRYSLER BLVD., SUITE 500
DENVER, COLORADO 80202
TEL: 303.733.1000
WWW.RMARCHITECT.COM

THREE DIMENSIONAL, DESIGN CONCEPT, AND
PERSPECTIVE DRAWINGS OF PROPOSED
HARBOR VILLA RESIDENCE REMODEL
MANION ARCHITECTURE AND SHALL NOT BE
USED FOR ANY PURPOSE OTHER THAN THE
SUBMITTAL OF THIS APPLICATION TO THE
CITY OF DENVER. THE ARCHITECT SHALL NOT BE
LIABLE FOR ANY DAMAGES, INCLUDING
REASONABLY INCURRED ON SUCH
PERSPECTIVE.

PROJECT TITLE AND ADDRESS
HARBOR VILLA
RESIDENCE REMODEL
1000 WEST CHRYSLER BLVD.
DENVER, COLORADO 80202

SHEET NAME

SITE SECTIONS

PROJECT NO. 1119
PROJECT NO. 2018/SMA-58
DATE: 01/11/2018
BY: RICHARD MANION
CHECKED BY: RICHARD MANION
DATE: 01/11/2018

A-202

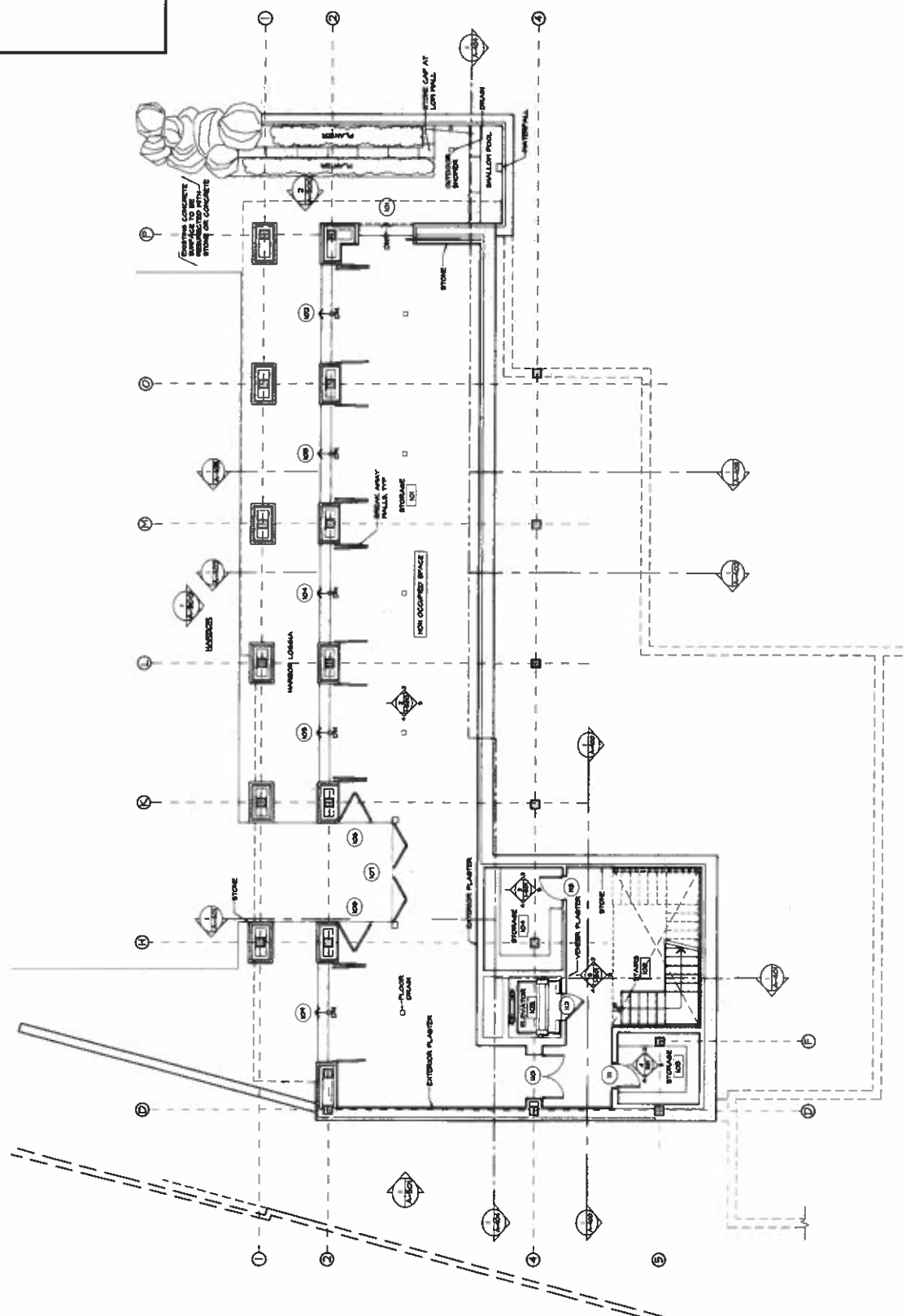


EXHIBIT B-8
FILE NO. 2018/SMA-58

TRUE NORTH
PROJECT NORTH

FIRST FLOOR ANNOTATION PLAN

1

RECURRING ARCHITECT OR RECORD



RICHARD MANION
ARCHITECTURE INC.
DESIGN ARCHITECT
RICHARD MANION ARCHITECTURE, INC.
1000 WEST OREGON AVENUE, SUITE 200
PORTLAND, OREGON 97201
TEL: 503.281.1111
FAX: 503.281.1111

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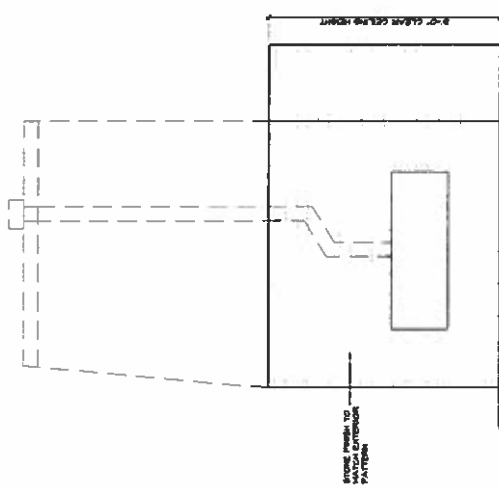
PROJECT TITLE AND ADDRESS
HARBOR VILLA
RESIDENCE REMODEL
1000 WEST OREGON AVENUE
PORTLAND, OREGON 97201
ARCHITECT: R.M.A.

PROJECT NUMBER
2018/SMA-58

SHEET NAME
FIRST FLOOR ANNOTATION PLAN
(HARBOR LEVEL)

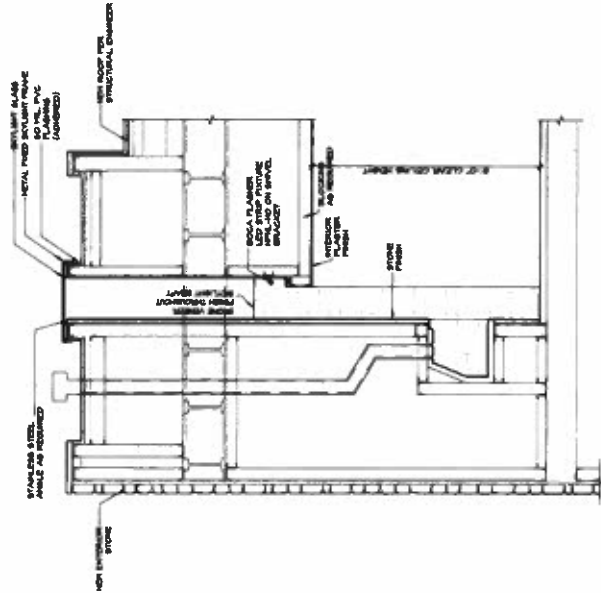
DATE
11/18
PROJECT NO.
2018/SMA-58
SHEET NO.
1
SHEET TOTAL
1

A-303



FRONT ELEVATION

SCALE 1/8\"/>



WALL SECTION

SCALE 1/8\"/>

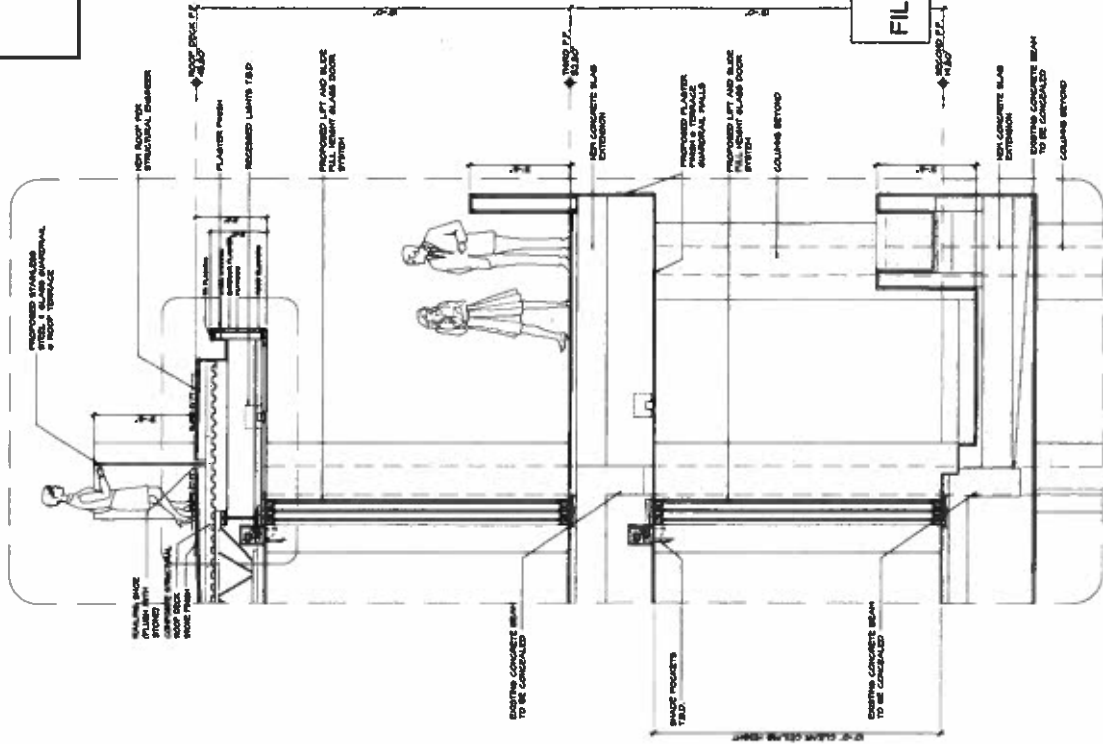


EXHIBIT B-9
FILE NO. 2018/SMA-58

SHEET NAME

WALL SECTIONS

PROJECT NO. 1118
DATE 08-14-18
DRAWN BY J. L. LAMBERT
CHECKED BY J. L. LAMBERT
DESIGNED BY J. L. LAMBERT

A-412



RICHARD MANION
ARCHITECTURE, INC.

DESIGN ARCHITECT
RICHARD MANION ARCHITECTURE, INC.
100 WEST CLARK BLVD., SUITE 200
PORTLAND, OREGON 97201
TEL: 503.255.1111
FAX: 503.255.1112
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PROJECT TITLE AND ADDRESS

HARBOR VILLA
RESIDENCE REMODEL
400 NORTH OCEAN BLVD.
HONOLULU, HI 96813

REVISIONS

WALL SECTION

SCALE 1/8\"/>



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ARCHITECTURE INC.

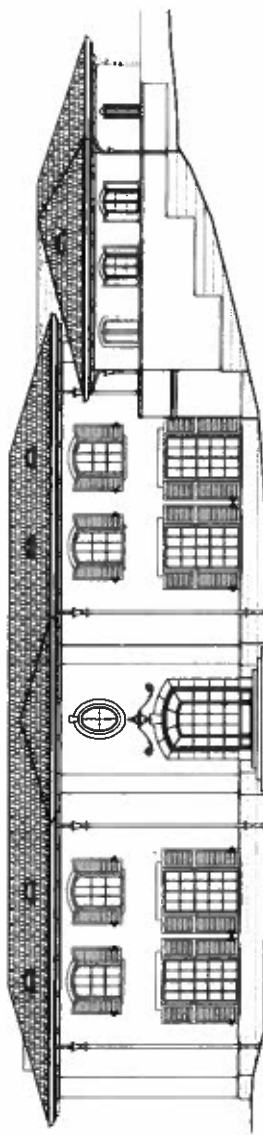
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300 WEST KALANIKULANI, SUITE 100
HONOLULU, HAWAII 96825
TEL: 808.551.1000
WWW.RICHMANION.COM

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25

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DESIGN SHALL BE MADE IN
WRITING AND SIGNED BY THE
DESIGNER.



BAY VILLA

CONSULTANT DESIGN DEVELOPMENT PACKAGE 2
PORTLOCK ROAD
HONOLULU, HAWAII 96825

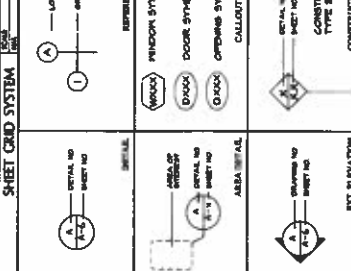
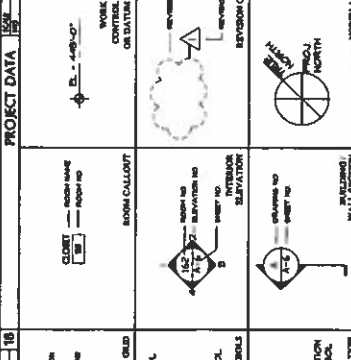
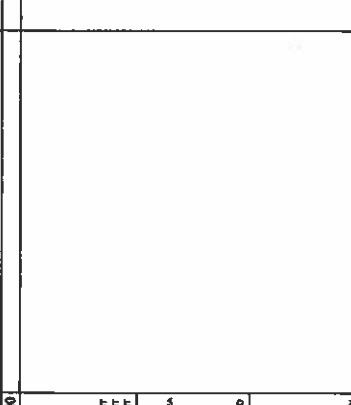
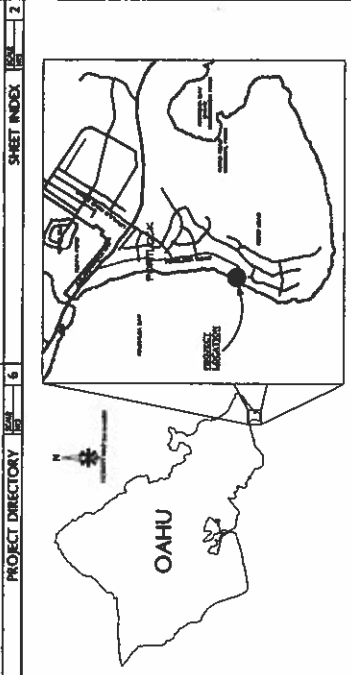
- ARCHITECTURE
- A100 COVER SHEET
 - A101 OVERALL SITE PLAN
 - A102 OVERALL BUILDING FOOTPRINT
 - A103 OVERALL BUILDING ELEVATIONS
 - A104 OVERALL BUILDING SECTION
 - A105 OVERALL BUILDING EXTERIOR ELEVATIONS
 - A106 OVERALL BUILDING EXTERIOR SECTION
 - A107 OVERALL BUILDING EXTERIOR ELEVATIONS
 - A108 OVERALL BUILDING EXTERIOR SECTION
 - A109 OVERALL BUILDING EXTERIOR ELEVATIONS
 - A110 OVERALL BUILDING EXTERIOR SECTION

- STRUCTURAL
- S101 FOUNDATION PLAN
 - S102 FOUNDATION SECTION
 - S103 FOUNDATION ELEVATION
 - S104 FOUNDATION EXTERIOR ELEVATION
 - S105 FOUNDATION EXTERIOR SECTION
 - S106 FOUNDATION EXTERIOR ELEVATION
 - S107 FOUNDATION EXTERIOR SECTION
 - S108 FOUNDATION EXTERIOR ELEVATION
 - S109 FOUNDATION EXTERIOR SECTION
 - S110 FOUNDATION EXTERIOR ELEVATION

- Mechanical
- M101 MECHANICAL PLAN
 - M102 MECHANICAL SECTION
 - M103 MECHANICAL ELEVATION
 - M104 MECHANICAL EXTERIOR ELEVATION
 - M105 MECHANICAL EXTERIOR SECTION
 - M106 MECHANICAL EXTERIOR ELEVATION
 - M107 MECHANICAL EXTERIOR SECTION
 - M108 MECHANICAL EXTERIOR ELEVATION
 - M109 MECHANICAL EXTERIOR SECTION
 - M110 MECHANICAL EXTERIOR ELEVATION

- Electrical
- E101 ELECTRICAL PLAN
 - E102 ELECTRICAL SECTION
 - E103 ELECTRICAL ELEVATION
 - E104 ELECTRICAL EXTERIOR ELEVATION
 - E105 ELECTRICAL EXTERIOR SECTION
 - E106 ELECTRICAL EXTERIOR ELEVATION
 - E107 ELECTRICAL EXTERIOR SECTION
 - E108 ELECTRICAL EXTERIOR ELEVATION
 - E109 ELECTRICAL EXTERIOR SECTION
 - E110 ELECTRICAL EXTERIOR ELEVATION

EXHIBIT B-10
FILE NO. 2018/SMA-58



A100

PROJECT MAP

PROJECT DIRECTORY

PROJECT DATA

PROJECT SYMBOLS

PROJECT SYMBOLS

PROJECT SYMBOLS

PROJECT SYMBOLS

PROJECT SYMBOLS

PROJECT SYMBOLS



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ARCHITECTURE INC.

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AND ENGINEERS ARE NOT RESPONSIBLE
FOR THE DESIGN OR CONSTRUCTION OF
THE PROJECT. THE CLIENTS, ARCHITECTS,
AND ENGINEERS ARE NOT RESPONSIBLE
FOR THE DESIGN OR CONSTRUCTION OF
THE PROJECT.

DESIGN ARCHITECT
RICHARD MANION ARCHITECTURE, INC.
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1100
WWW.RICHMANION.COM

PROJECT TITLE AND ADDRESS
BAY VILLA RESIDENCE
1000 WEST 10TH AVENUE
DENVER, COLORADO 80202

DATE
THE CLIENTS, ARCHITECTS, AND
ENGINEERS ARE NOT RESPONSIBLE FOR
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THE PROJECT. THE CLIENTS, ARCHITECTS,
AND ENGINEERS ARE NOT RESPONSIBLE
FOR THE DESIGN OR CONSTRUCTION OF
THE PROJECT. THE CLIENTS, ARCHITECTS,
AND ENGINEERS ARE NOT RESPONSIBLE
FOR THE DESIGN OR CONSTRUCTION OF
THE PROJECT.

DESIGNER'S NAME

EXHIBIT B-11
FILE NO. 2018/SMA-58

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

DATE: 10/10/2018

OVERALL SITE PLAN

DATE: 10/10/2018

PROJECT NO. 2018

NOTES:
1. SEE EXHIBIT A-11 FOR
GENERAL NOTES.

OVERALL SITE PLAN

A201



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ARCHITECT

RICHARD MANION ARCHITECTURE INC.

1000 WEST CENTRAL AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1100
FAX: 303.733.1101

PROJECT NAME AND ADDRESS
BAY VISTA RESIDENCES
801 HEDGECOCK ROAD
PORTLAND, OREGON 97208

DATE

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ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION SYSTEM.

DESIGNER NAME

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

DATE: 10/18/2018

BY: RMAN

OVERALL BASEMENT
FLOOR PLAN

DATE: 10/18/2018

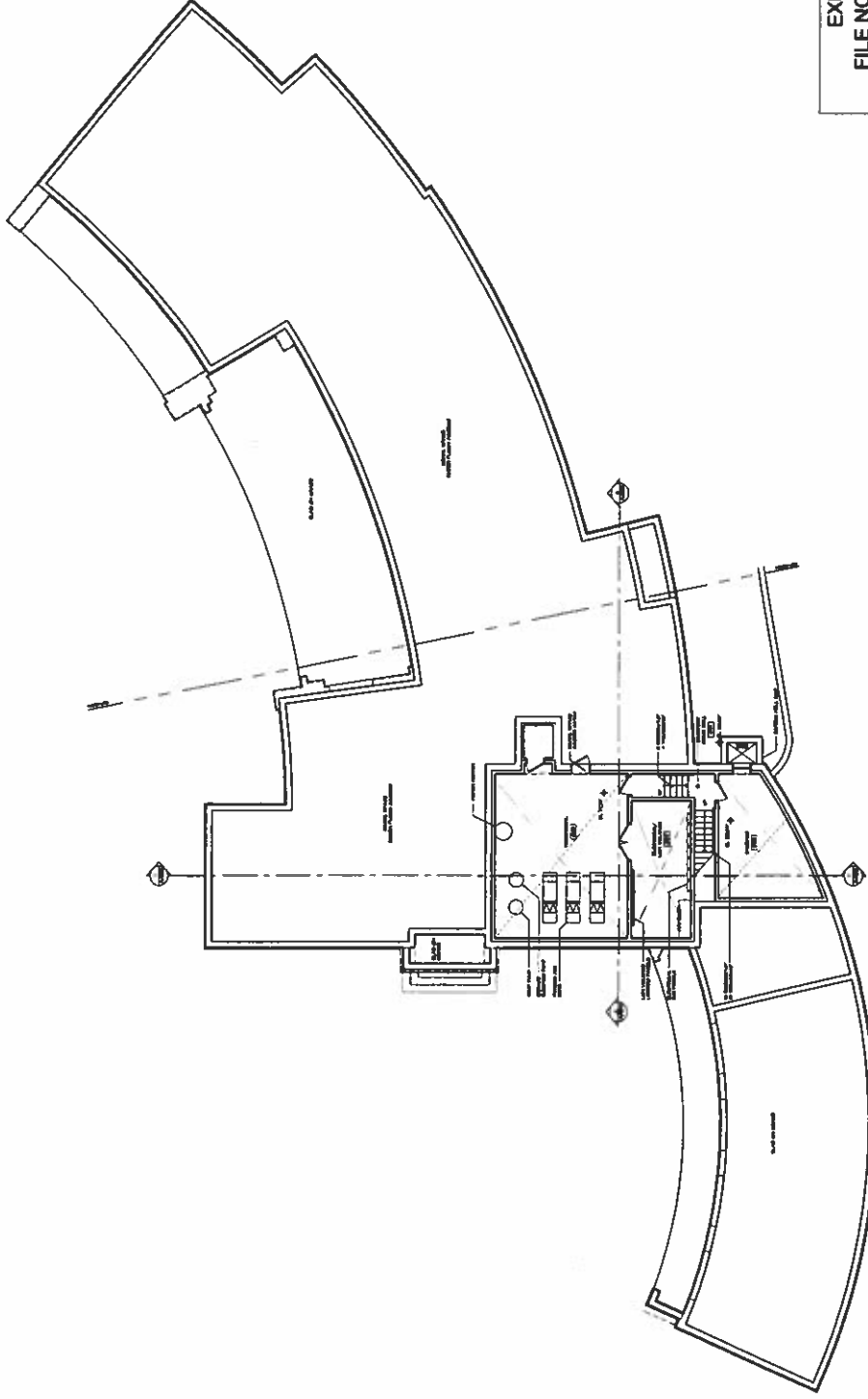
PROJECT NO. 1801
SHEET NO. 000000

DATE: 10/18/2018

OVERALL BASEMENT
FLOOR PLAN

A300

EXHIBIT B-12
FILE NO. 2018/SMA-58





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SYSTEMS WITHOUT PERMISSION IN WRITING
FROM RICHARD MANION ARCHITECTURE INC.

DESIGN ARCHITECT

RICHARD MANION ARCHITECTURE, INC.
100 WEST 42ND STREET, 10TH FLOOR
NEW YORK, NY 10018-3601
TEL: 212 692 1000
FAX: 212 692 1001
WWW.RICHMANION.COM

PROJECT NAME AND ADDRESS
BAY VILLA RESIDENCE
100 WEST 42ND STREET
NEW YORK, NY 10018-3601

NOTES

THE CLIENT, CONSULTANT, AND OWNER
HAVE REVIEWED AND APPROVED THIS
DRAWING. IT IS THE RESPONSIBILITY OF THE
OWNER TO OBTAIN ALL NECESSARY
PERMITS AND APPROVALS FROM THE
APPLICABLE AGENCIES. THE ARCHITECT
IS NOT RESPONSIBLE FOR THE OBTAINING
OF THESE PERMITS AND APPROVALS.
THE ARCHITECT IS NOT RESPONSIBLE FOR
THE OBTAINING OF THE OWNER'S
CONSENT TO THE DESIGN.

DESIGN DATE

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

DATE: 10/10/2018
BY: RMAN

OVERALL FIRST
FLOOR PLAN

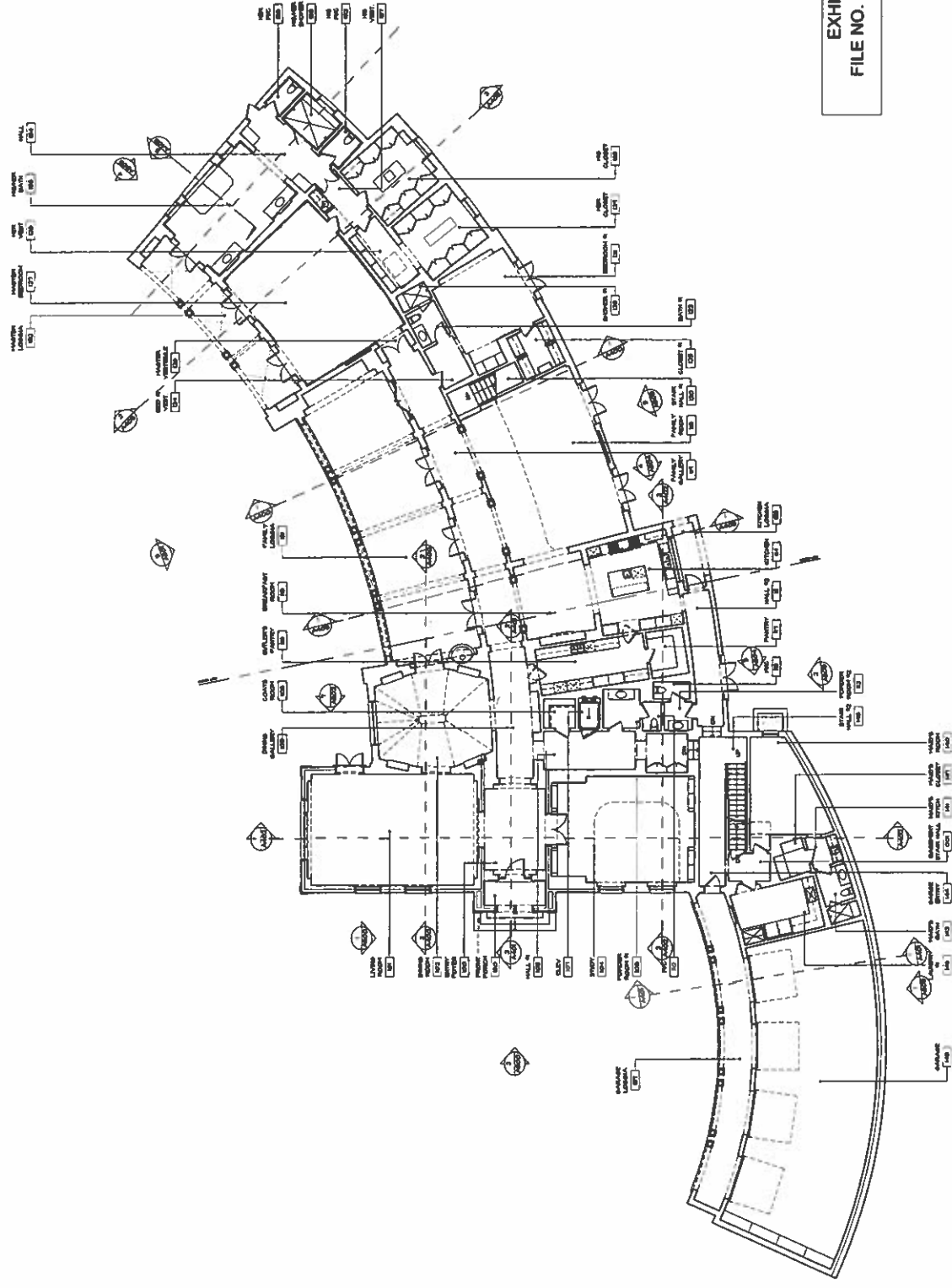
DESIGN DATE

PROJECT NO. 101
DATE: 10/10/2018

DESIGN NAME

A310

EXHIBIT B-13
FILE NO. 2018/SMA-58



OVERALL FIRST FLOOR PLAN



DEION ABRONCE
HOWARD MANN ARCHITECTS, INC.
ONE WEST COAST BLVD. SUITE 100
LOS ANGELES, CALIFORNIA 90024
PH (213) 481-1111
FAX (213) 481-1111

NOTE

THE CHIEFS CONTRACTOR MUST MAINTAIN CURRENT RECORDS, BOOKS, ADDRESS CHANGES, AND RECORDS TO BE SUBMITTED TO THE CHIEFS CONTRACTOR FOR APPROVAL PRIOR TO ANY ADDRESS CHANGES, BOOKS, INCREASING, CHANGING, AND RECORDS. TRANSMISSIONS OF THE CHIEFS CONTRACTOR OF THE CHIEFS CONTRACTOR MUST BE MAINTAINED AT THE CHIEFS CONTRACTOR AND ADDRESS CHANGES TO THE CHIEFS CONTRACTOR AT THE CHIEFS CONTRACTOR.

**OVERALL SECOND
FLOOR PLAN**

INTEREST COST

PROJECT NO. 109

DATE BUILT 6-8-75

A320



**Company name**

THESE VIEWS EXPRESS ONLY THE
OPINIONS OF THE AUTHOR AND NOT
THE ENGINEERING AND ARCHITECTURAL
BOARD OF PROFESSIONAL ENGINEERS

SEE US THROUGH
OUR EXCLUSIVE
EAST VILL RESIDENCE
SHOWING ONLY THIS WEEKEND

NOTES

THE CHINA COMMISSIONERS HAVE RECENTLY ADVISED THAT THE CHINESE GOVERNMENT IS CURRENTLY CONSIDERING THE POSSIBILITY OF INTRODUCING A NEW TYPE OF CURRENCY, WHICH WOULD BE ISSUED IN THE FORM OF A NOTE, AND WOULD BE VALID FOR USE IN THE CHINA COMMISSIONERS' AREA OF OPERATION. THE CHINESE GOVERNMENT IS CURRENTLY CONSIDERING THE POSSIBILITY OF INTRODUCING A NEW TYPE OF CURRENCY, WHICH WOULD BE ISSUED IN THE FORM OF A NOTE, AND WOULD BE VALID FOR USE IN THE CHINA COMMISSIONERS' AREA OF OPERATION.

References

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

ROOF PLAN

STANDARD DATA

POLYMER NO. 708

WALL CODE 65-44-1945

DEPT. HANDBOOK

A330

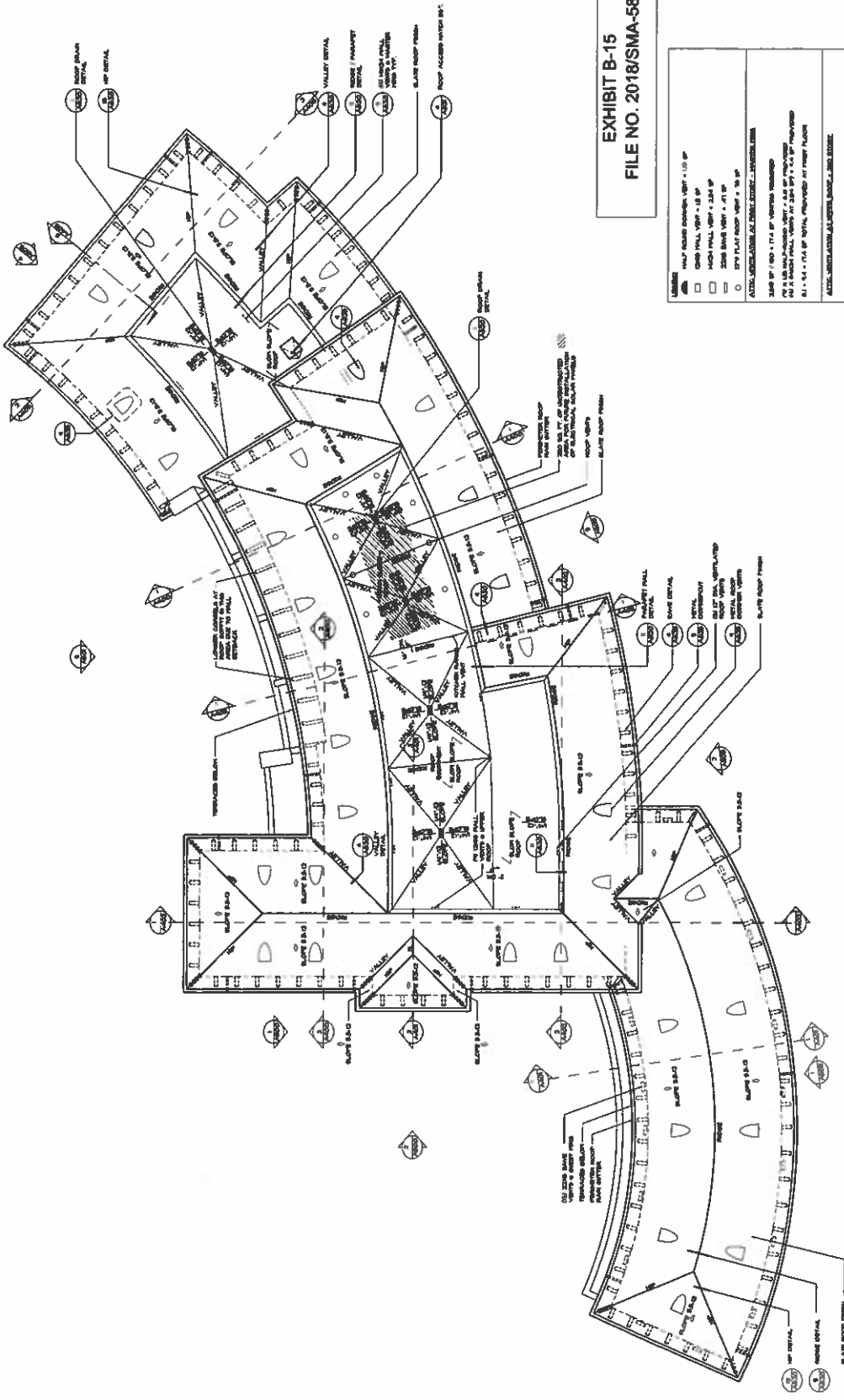


EXHIBIT B-15
FILE NO. 2018/SMA-58

[illegible]



References

BEIJING MASON ROBOTICS, INC.

1-800-368-5848
 1-800-368-5848
 1-800-368-5848
 1-800-368-5848
 1-800-368-5848

[illegible]

THE CHINA CONNECTION MAY HAVE SALES OF MACHINES, TOOLS, AND EQUIPMENT, AND IS REPORTED TO BE THE MAIN SOURCE FOR APPROXIMATELY 10 PERCENT OF THE MACHINES, TOOLS, AND EQUIPMENT USED IN THE UNITED STATES WITHOUT THE INTERMEDIATION OF THE CHINA AND ADVANCED MACHINERY AT THE DISPOSITION OF THE CHINA AND ADVANCED MACHINERY AND EQUIPMENT AT THE DISPOSITION OF THE CHINA CONNECTION.

1

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

THE UNIVERSITY OF CHICAGO PRESS

Abstract

REFERENCES

PROJECT NO. 984
DATE: 06-04-2004

0-17 140-000

A400



EXHIBIT B-16
FILE NO. 2018/SMA-58





THE BLANKET, CRACK CONCRA, AND
BARS ARE THE PRIVITY OF MOVING
MASON ARCHITECTURAL AND SHALL NOT BE
USED FOR ANY PURPOSE OTHER THAN THE
CONSTRUCTION OF THE STONE PROJECT
MASONRY WALLS, AND SHALL NOT BE USED
UNLESS IMMEDIATELY ORDERED ON SUCH
DATING.

DESIGN ARCHITECT
SEYMOUR MANN ARCHITECTURAL, PC
255 WEST COAST AVE., SUITE 600
LOS ANGELES, CALIFORNIA 90059
PH (213) 681-1100
FAX (213) 681-1101
WWW.SMA-PC.COM

STAINLESS STEEL

[illegible]

2010

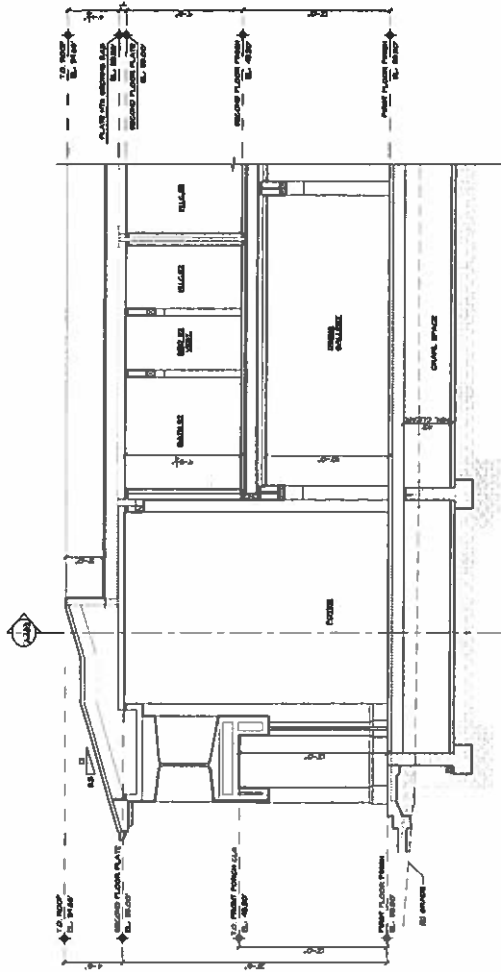
DESIGN DEVELOPMENT
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00-00-0000

BUILDING SECTIONS
AT 10000
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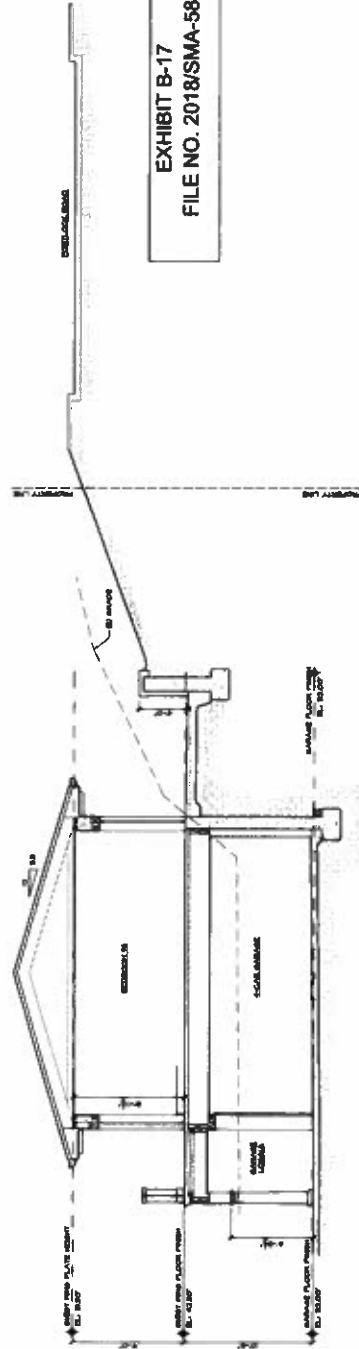
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BUILDING SECTIONS	2
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EXHIBIT B-17
FILE NO. 2018/SMA-58

BUILDING SECTIONS	1
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RICHARD MANION
ARCHITECTURE, INC.

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DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

00-00-0000

STREET NAME AND PLAT AT NORTH

BUILDING SECTIONS

REVISIONS

DATE FOR THE

PROJECT NAME

PROJECT NUMBER

PROJECT LOCATION

PROJECT OWNER

PROJECT ARCHITECT

PROJECT ENGINEER

PROJECT CONTRACTOR

PROJECT SUBMITTER

PROJECT REVIEWER

PROJECT APPROVER

PROJECT SIGNATURE

PROJECT DATE

PROJECT SCALE

PROJECT SHEET

PROJECT TOTAL

PROJECT STATUS

PROJECT NOTES

PROJECT COMMENTS

PROJECT REVISIONS

PROJECT CHANGES

PROJECT ADDITIONS

PROJECT DELETIONS

PROJECT MODIFICATIONS

PROJECT IMPROVEMENTS

PROJECT ENHANCEMENTS

PROJECT UPGRADES

PROJECT REPAIRS

PROJECT MAINTENANCE

PROJECT INSPECTIONS

PROJECT TESTS

PROJECT ANALYSES

PROJECT CALCULATIONS

PROJECT DRAWINGS

PROJECT SPECIFICATIONS

PROJECT NOTES

PROJECT COMMENTS

PROJECT REVISIONS

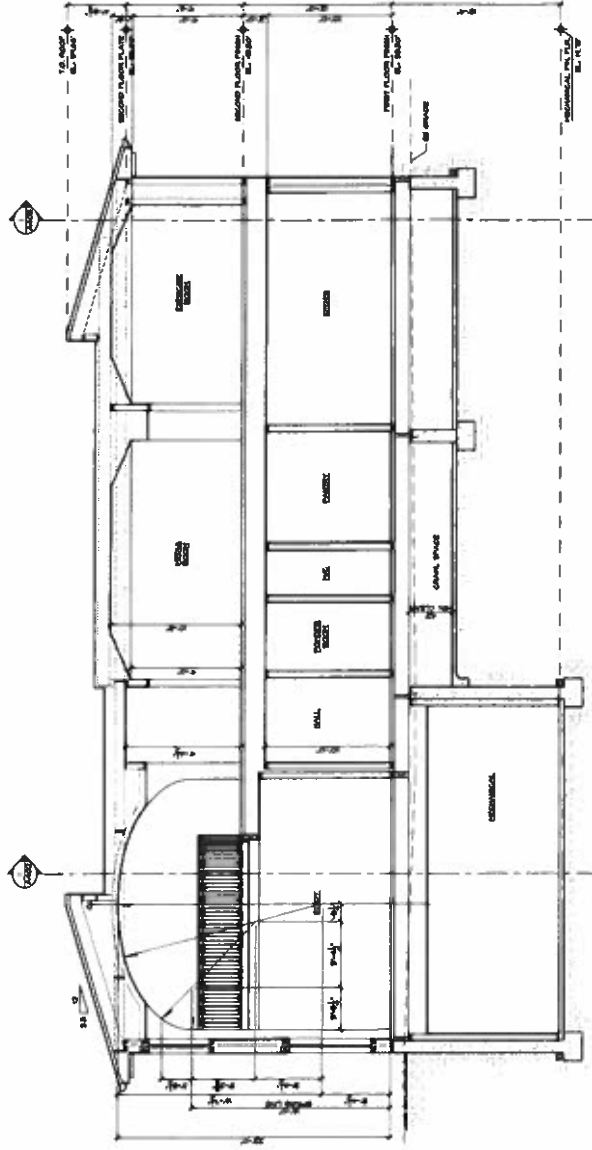
PROJECT CHANGES

PROJECT ADDITIONS

PROJECT DELETIONS

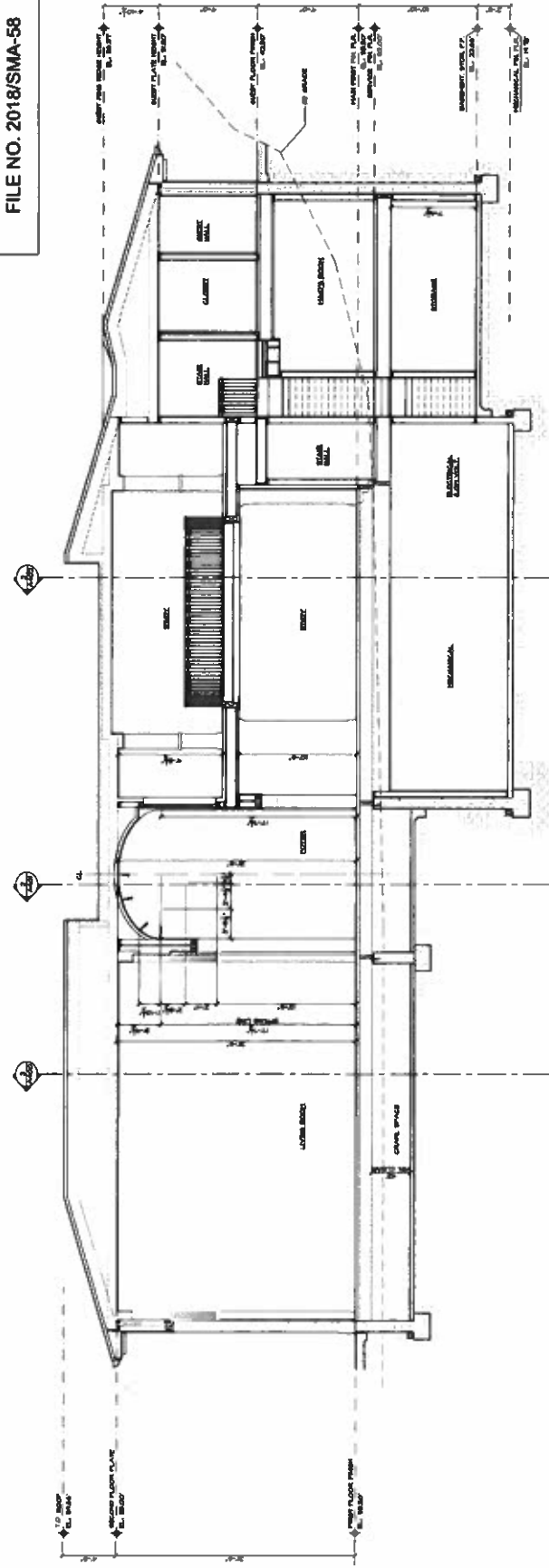
PROJECT MODIFICATIONS

PROJECT IMPROVEMENTS



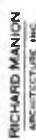
BUILDING SECTIONS 1000-11

EXHIBIT B-18
FILE NO. 2018/SMA-58



BUILDING SECTIONS 1000-11

A402



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FOR MORE INFORMATION, CALL 800-368-7262
OR VISIT US ONLINE AT www.enr.construction.com/resources/special/

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THE FUTURE

DESIGN DEVELOPMENT
NOTES FOR CONSTRUCTION
0-00-0000

Abstract

SHOULD I BE

[illegible]

CONTRACT NO. 100

Abstract

A403

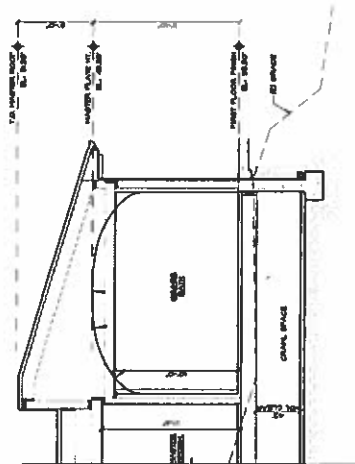
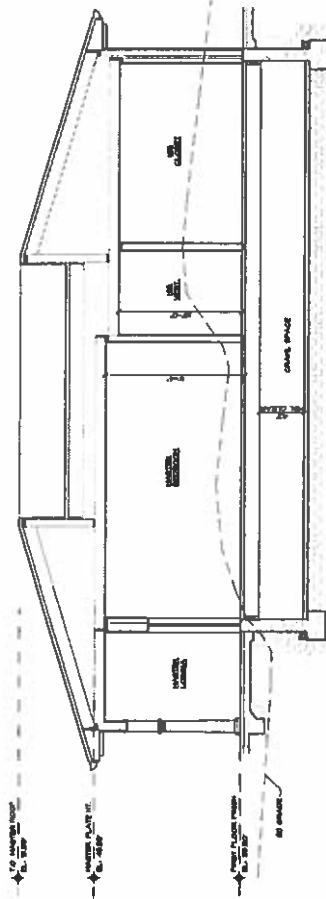
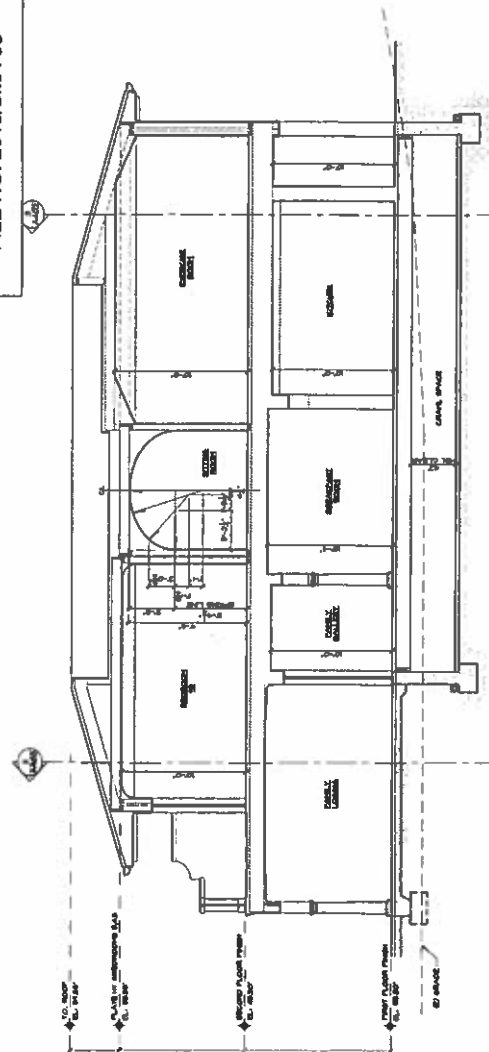


EXHIBIT B-19
FILE NO. 2018/SMA-58



BUILDING SECTIONS	2
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BUILDING SECTIONS	3
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BUILDING SECTIONS	1
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FOR THE FOLLOWING REASONS, THE BOARD OF DIRECTORS OF THE COMPANY HAS AGREED TO RECOMMEND THAT THE STOCKHOLDERS OF THE COMPANY VOTE "FOR" THE ELECTION OF THE NOMINEES FOR THE BOARD OF DIRECTORS OF THE COMPANY FOR THE YEAR 2007:

FORWARD MASON ARCHITECTURE, INC.
1000 WEST CENTRAL BLVD., SUITE 400
CHICAGO, ILLINOIS 60606
Tel: (312) 467-4600
Fax: (312) 467-4600

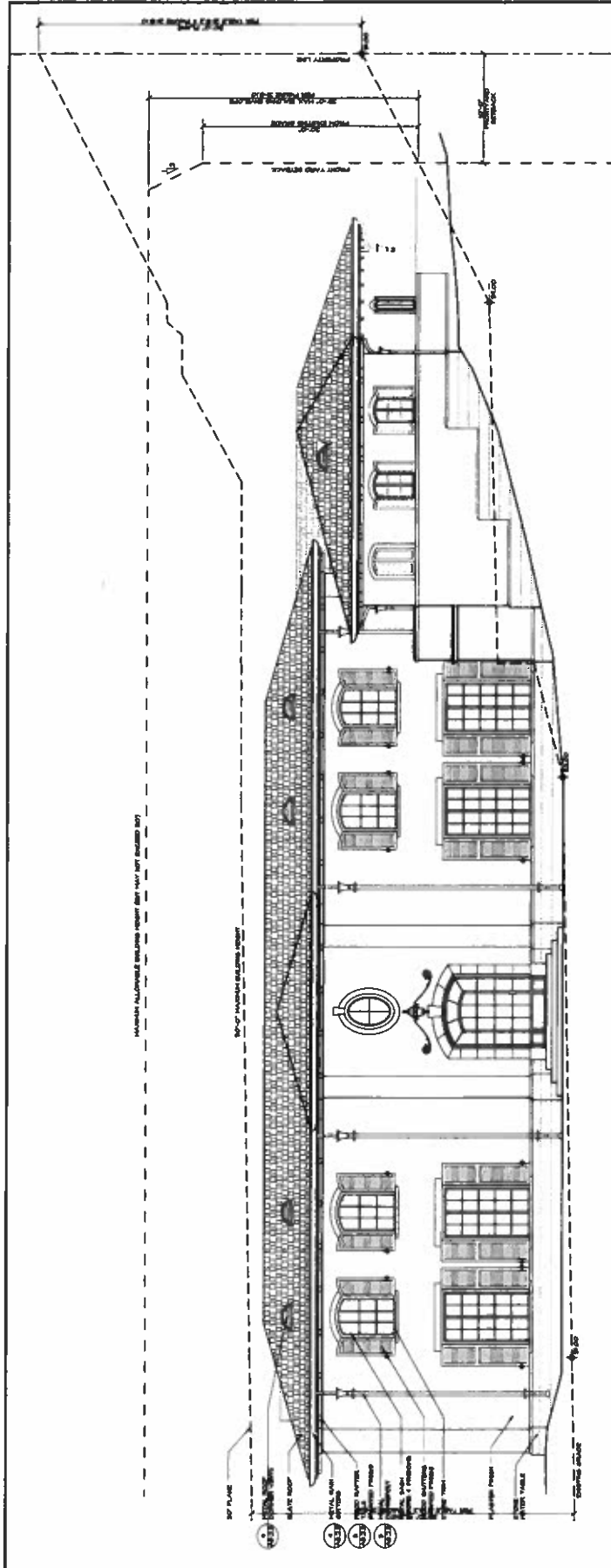
**THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK, N.Y. 10017**

[illegible]DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00000-00-0000

EXTENSOR ELEVATIONS

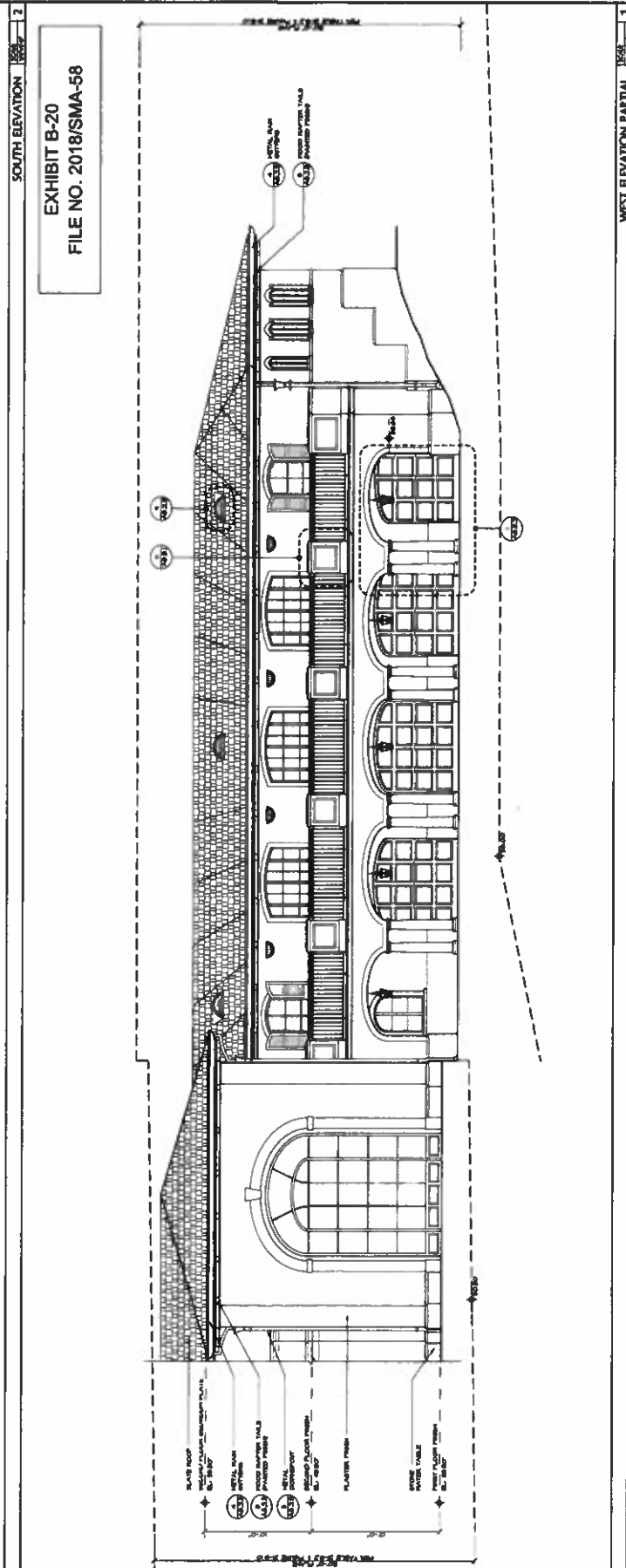
[illegible]

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SOUTH ELEVATION	$\frac{1}{8}$ " = 1'-0"	2
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EXHIBIT B-20
FILE NO. 2018/SMA-58



WEST ELEVATION PARTIAL	1
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RICHARD MANION
ARCHITECTURE INC.

THIS DRAWING, DESIGN, CONSTRUCTION, AND
INSTALLATION OF THE BUILDING SHALL BE
THE SOLE RESPONSIBILITY OF THE ARCHITECT.
THE ARCHITECT SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
FOR THE ACCURACY OF THE INFORMATION
CONTAINED HEREIN. THE ARCHITECT SHALL
NOT BE RESPONSIBLE FOR THE ACTIONS OF
THE CONTRACTOR.

DESIGN DEVELOPMENT

RICHARD MANION ARCHITECTURE, INC.
100 WEST COLUMBIA AVENUE, SUITE 100
ANN ARBOR, MI 48106-1500
TEL: 734.769.1234
WWW.RICHMANION.COM

PROJECT NAME AND ADDRESS
EAST VILLA RESIDENCE
100 WEST COLUMBIA AVENUE
ANN ARBOR, MI 48106-1500

THE ARCHITECT'S RESPONSIBILITY IS TO
PROVIDE THE DESIGN AND CONSTRUCTION
DOCUMENTS AND TO SUPERVISE THE
CONSTRUCTION OF THE BUILDING. THE
ARCHITECT SHALL NOT BE RESPONSIBLE
FOR THE ACTIONS OF THE CONTRACTOR
OR FOR THE ACTIONS OF THE OWNER.
THE ARCHITECT SHALL NOT BE
RESPONSIBLE FOR THE ACTIONS OF THE
OWNER OR FOR THE ACTIONS OF THE
CONTRACTOR.

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

EXTERIOR ELEVATIONS

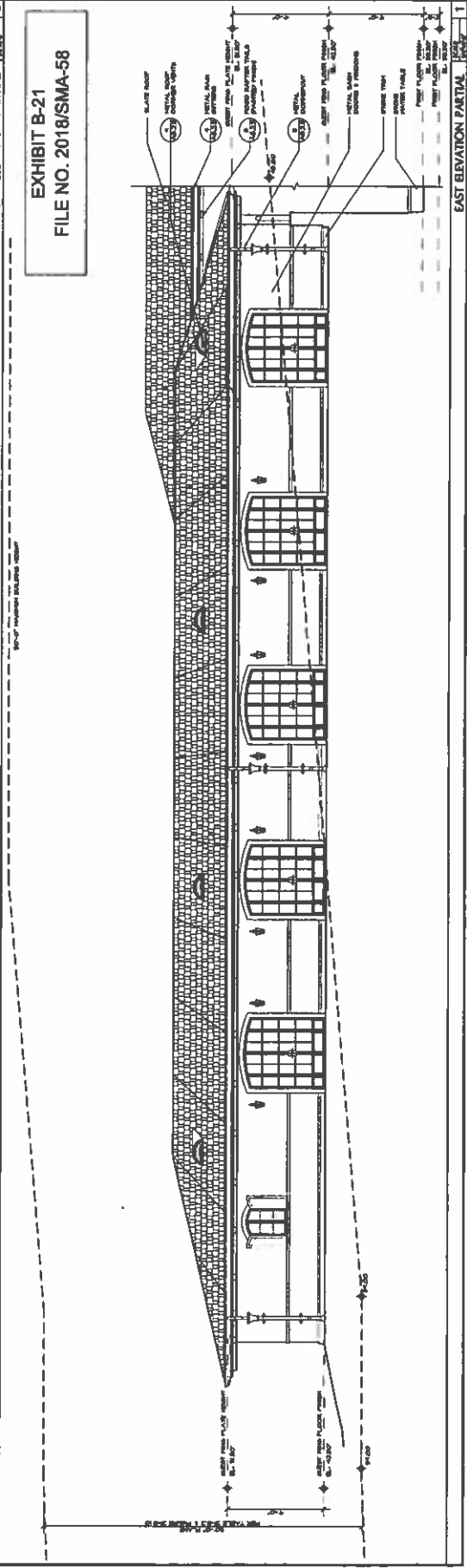
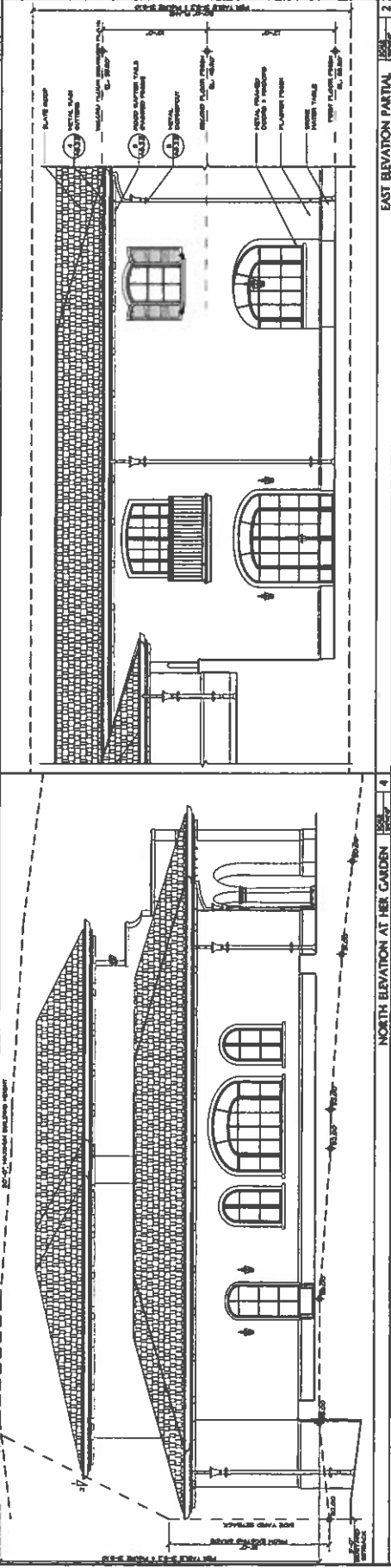
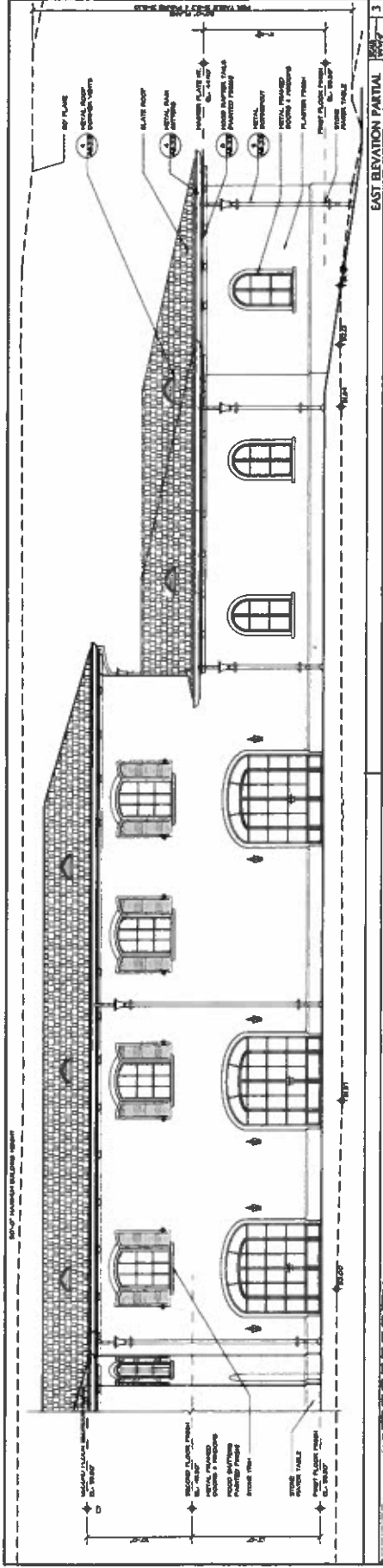
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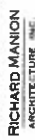
EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

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EXHIBIT B-21
FILE NO. 2018/SMA-58



[illegible][illegible]

1997

their common advertising target audience. The list of products, services, companies, and products to the general public. And, according to the general public, advertising has a positive impact on the economy and the environment. The advertising industry is a major source of revenue for the government, and it is a major source of revenue for the private sector. The advertising industry is a major source of revenue for the government, and it is a major source of revenue for the private sector. The advertising industry is a major source of revenue for the government, and it is a major source of revenue for the private sector.

STATION NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____
ZIP: _____

EXHIBIT B-22
FILE NO. 2018/SMA-58

ALTERATION TO
EXISTING BUILDING
PERMIT 11/28/06,
APPLICATION #
1205-11-1185, NO
COVERAGE OF FLOOR
AREA

[illegible]

13TH YEAR

[illegible]

440-211-4000

ESTIMATOR

A-1.0.0

INTERIOR CONTAINERS

A-4-17 INTERIOR DETAILS
 A-4-18 INTERIOR DETAILS
 A-4-19 INTERIOR DETAILS
 A-4-20 INTERIOR DETAILS
 A-4-21 INTERIOR DETAILS

WATERLOO, ONT.

[illegible][illegible][illegible][illegible]

ELECTRICAL SITE PLAN

PARTIAL MEETING PLAN

ELECTRICAL ENGINEER:

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VICINITY MAP	Scale	5
	Feet	

PORTLOCK RESIDENCE REMODEL
CONSTRUCTION DOCUMENTS
525 PORTLOCK ROAD
HONOLULU, HAWAII 96825

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PROJECT DIRECTORY	10
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A map of the island of Oahu, Hawaii. A small rectangular box in the northeast corner indicates the location of the study area. A north arrow is located to the left of the map, pointing upwards.

PARTIAL ADDRESS	928 PORTLOCK ROAD
TAX MAP KEY NO.	FORDCILL, TOWN OF #02
LOT AREA	3-4-36
LOT ZONING	R-40
OCCUPANCY	RESIDENTIAL
CONSTRUCTION	TYPE V-N
EXISTING FLOOR AREA	1238 SQUARE FEET
PROPOSED FLOOR AREA	1238 SQUARE FEET
	WAS COVERED BY EXISTING
	FLOOR NOT COVERED BY EXISTING
	BATHROOM SHOWER

PROJECT DATA	SCALE	14
	DATE	

<p>CLIMAT</p> <p> - rain - snow </p>	<p>MOON CALLUT</p> <p> - moon up - moon up </p>	<p>WIND POINT</p> <p> - wind point - wind point </p>	<p>WIND POINT</p> <p> - wind point - wind point </p>
<p>CLIMAT</p> <p> - rain - snow </p>	<p>MOON CALLUT</p> <p> - moon up - moon up </p>	<p>WIND POINT</p> <p> - wind point - wind point </p>	<p>WIND POINT</p> <p> - wind point - wind point </p>

WALL SECTION	NORTH ARROW	
PROJECT SYMBOLS	SCALE	13
	DATE	

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M	N	O	P	Q	R
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Y	Z				

ALL CHARACTERS AND DETAILS ARE IDENTIFIED BY THE GRID LOCATIONS SHOWN TO THE LEFT OF EACH CHARACTER. ALL LOCATIONS CONTAINED IN THIS GRID PRINTED.

NOTE:
CRIMINAL NOTES & SPECIFICATIONS ARE LOCATED IN SEPARATE DOCUMENT.

SHEET CRIO SYSTEM	DATE	
	TIME	

[illegible]

EXT ELEVATION	SYMBOLS	CONSTRUCTION TYPE
		BRICK
		PAV



**RICHARD MANION
ARCHITECTURE, INC.**

10000 LANTANA BLVD., SUITE 200
FORT LAUDERDALE, FL 33308
TEL: 954.575.1234
WWW.RICHARDMANIONARCHITECT.COM

ARCHITECT
10000 LANTANA BLVD., SUITE 200
FORT LAUDERDALE, FL 33308
TEL: 954.575.1234
WWW.RICHARDMANIONARCHITECT.COM



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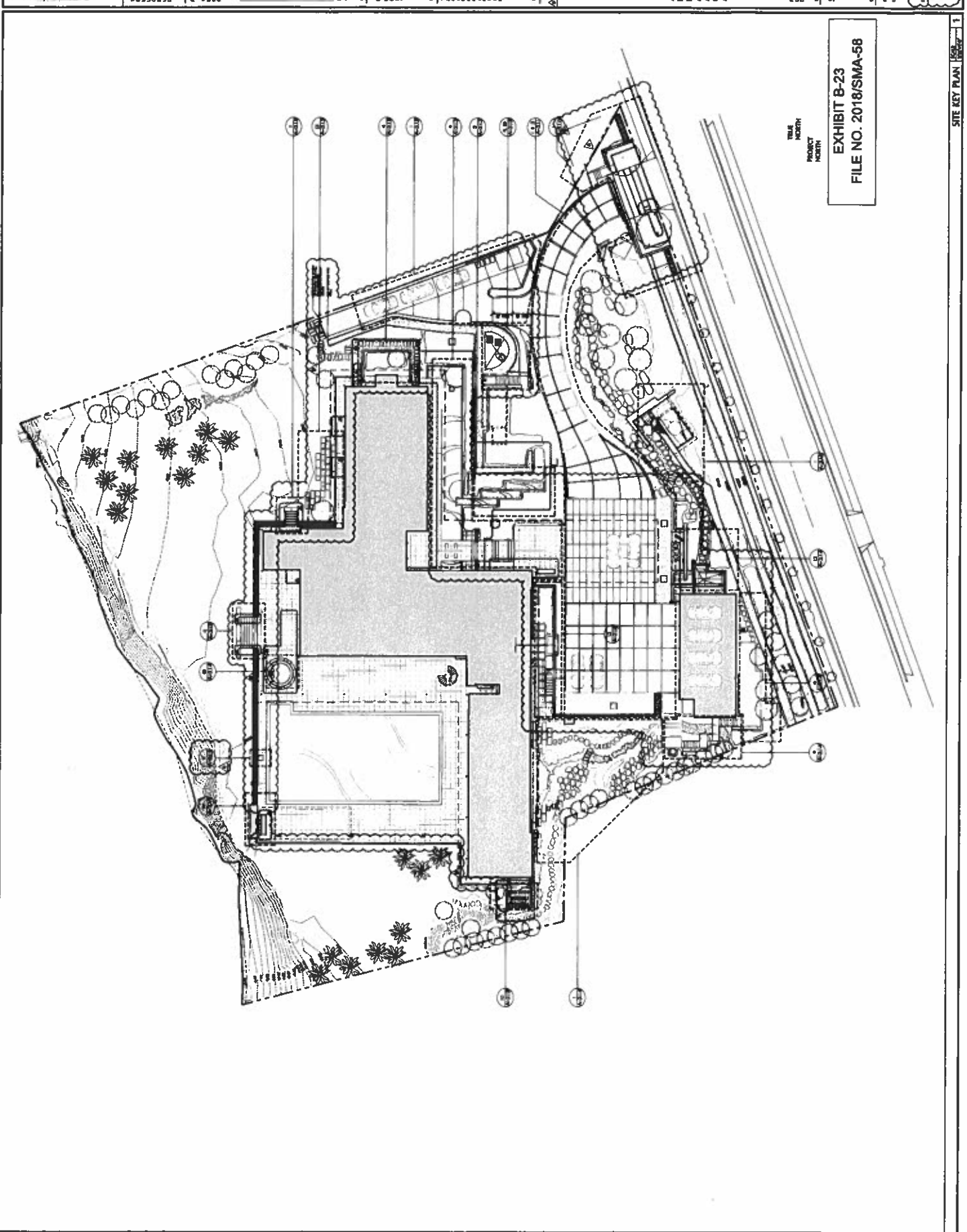
ARCHITECT
10000 LANTANA BLVD., SUITE 200
FORT LAUDERDALE, FL 33308
TEL: 954.575.1234
WWW.RICHARDMANIONARCHITECT.COM

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ARCHITECT
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Fax: (780) 443-1112
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PROFESSIONAL ENGINEER
No. 1111
2018

PROFESSIONAL ARCHITECT
No. 1111
2018

PROFESSIONAL LANDSCAPE ARCHITECT
No. 1111
2018

PROFESSIONAL CIVIL ENGINEER
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PROFESSIONAL ELECTRICAL ENGINEER
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PROFESSIONAL MECHANICAL ENGINEER
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PROFESSIONAL PETROLEUM ENGINEER
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PROFESSIONAL METALLURGICAL ENGINEER
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No. 1111
2018

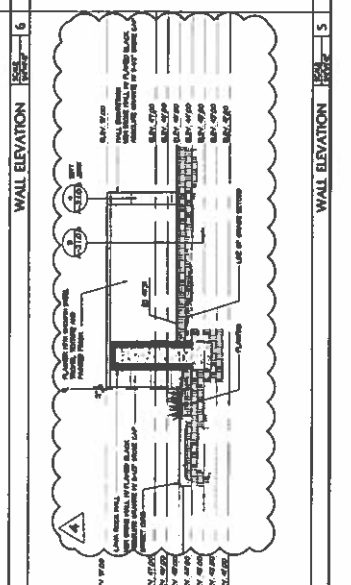
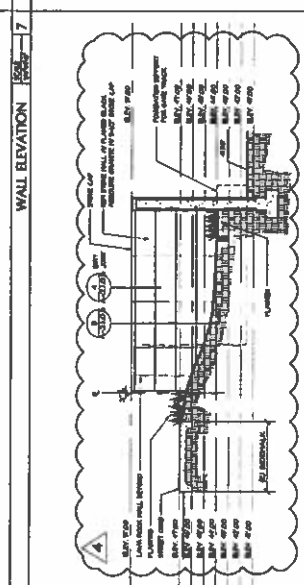
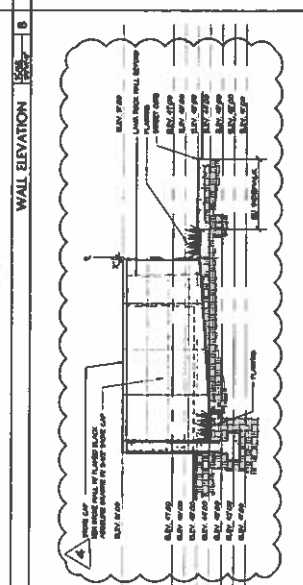
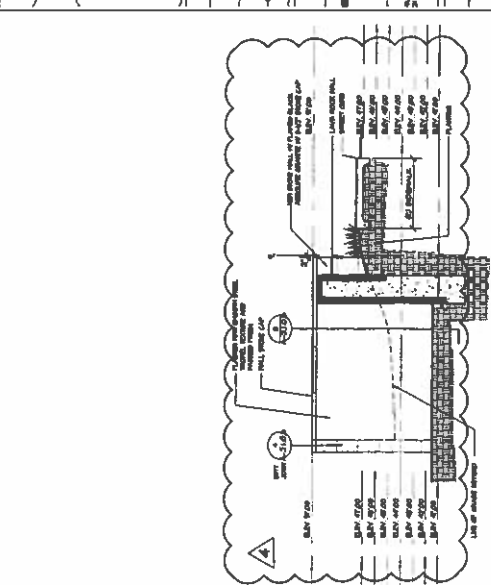
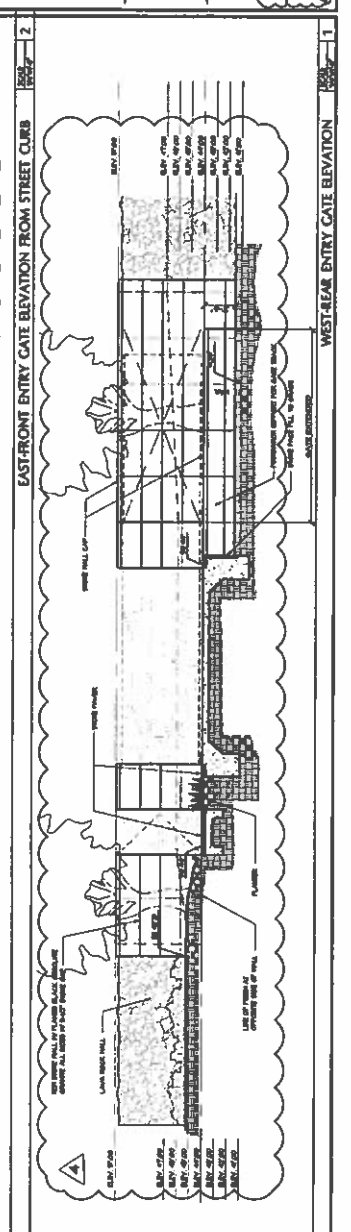
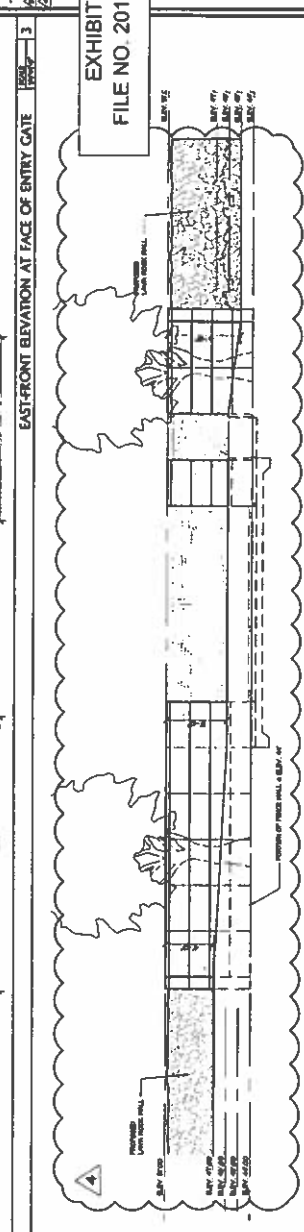
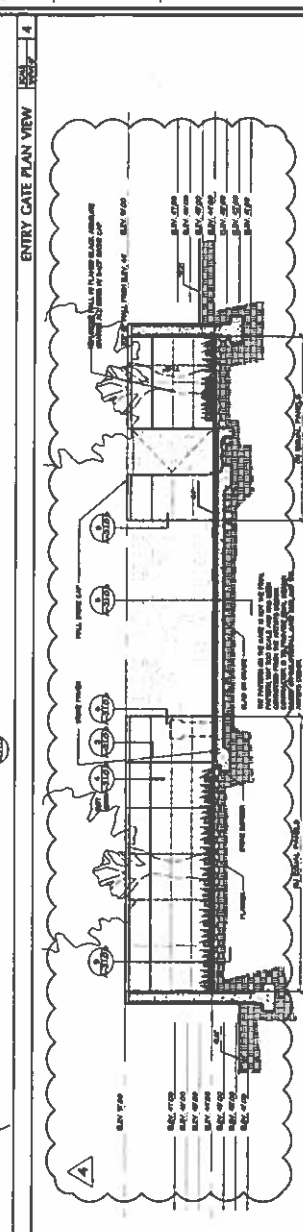
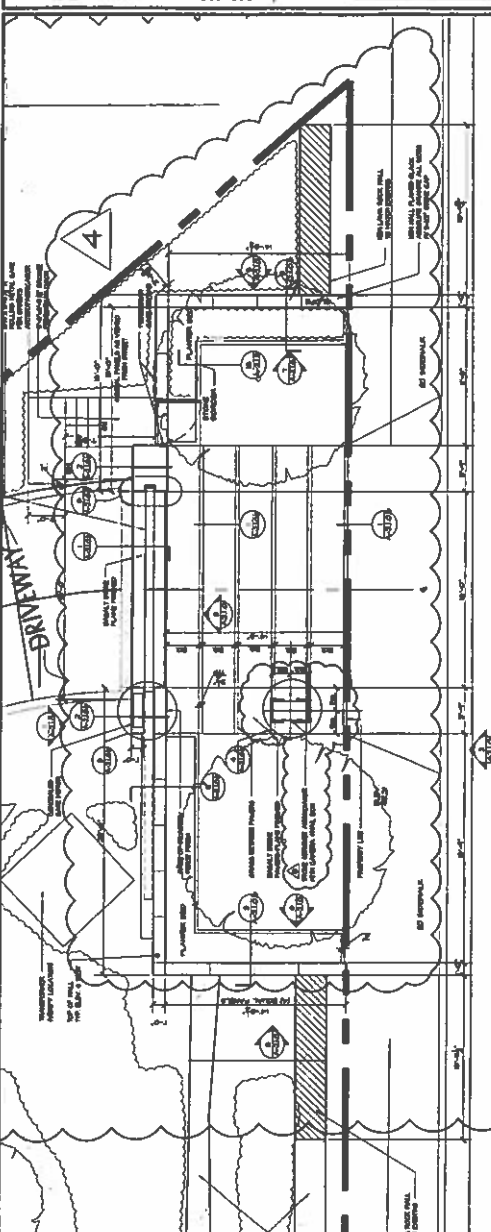
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2018

PROFESSIONAL PETROLEUM ENGINEER
No. 1111
2018

PROFESSIONAL METALLURGICAL ENGINEER
No. 1111
2018



**EXHIBIT B-24
FILE NO. 2018/SMA-58**

**ALTERATION TO
EXISTING BUILDING
PERMIT 11/2008
APPLICATION #
2008-11-118, NO
CONFORMANCE OF FLOOR
AREA**

**WEST-REAR ENTRY GATE
PLAN & ELEVATIONS**

A-2.10



CHAND MASON ARCHITECTURE, INC.
100 WEST CLAYTON BLVD., SUITE 100
SAN ANTONIO, CALIFORNIA 78204
512/381-1000
FAX 512/381-1001



CONTRACT TITLE AND NUMBER

[illegible]

WILLIAMS AND WILSON
 BUILDING AND CONSTRUCTION
 CONTRACTORS
 10000 WILSON AVENUE
 WILSON, N.C. 27157

ALTERATION TO
EXISTING BUILDING
PERMIT 11/28/06,
APPLICATION #
2005-11-1185, NO
COVERAGE OF FLOOR
AREA

ALL INFORMATION ARE BASED ON A FAMILY
OWNERS RECOMMENDATION BY A PROFESSIONAL
ATTORNEY

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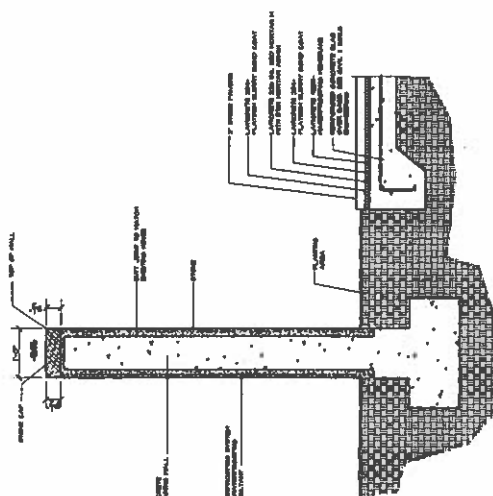
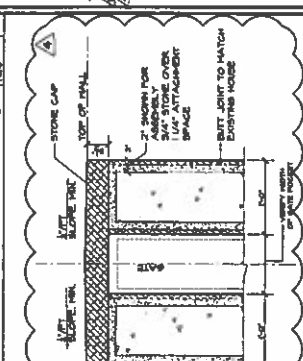
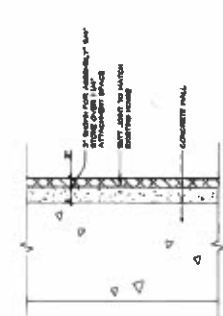


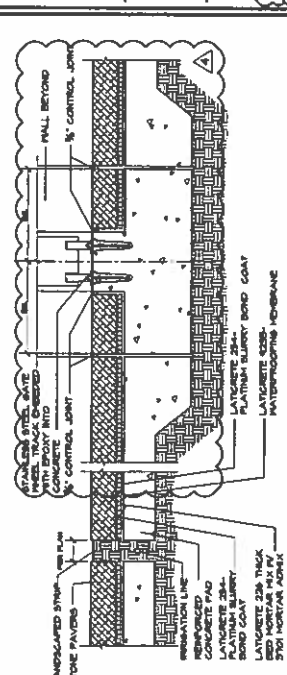
EXHIBIT B-25
FILE NO. 2018/SMA-58



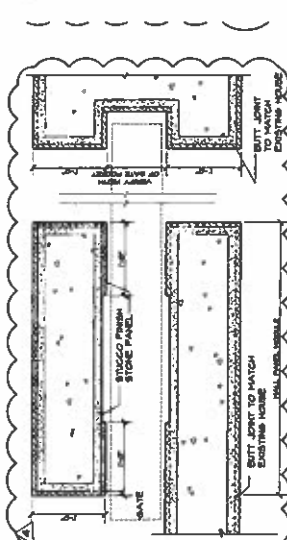
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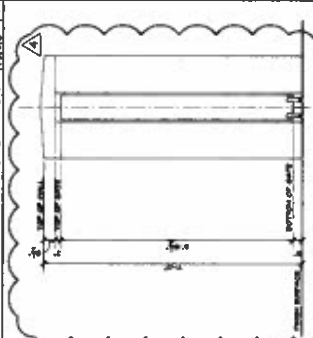
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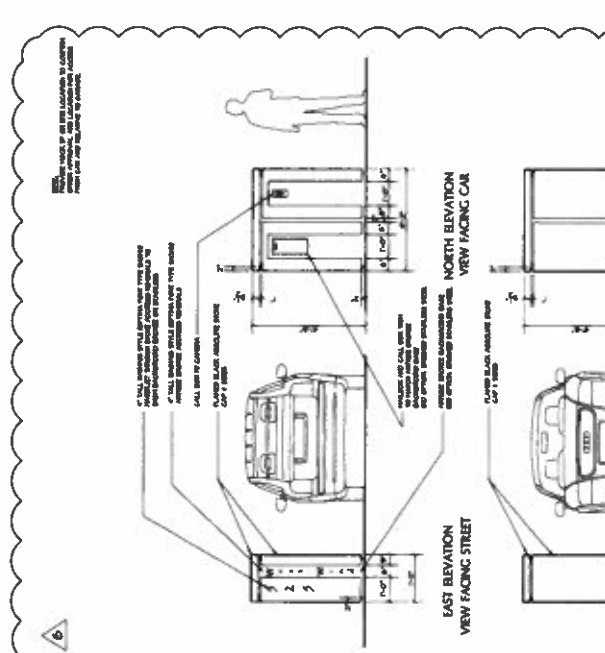
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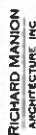
WALL SECTION DETAIL PLAN VIEW	6
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Their children, construction giant Skanska Corp. is seeking to acquire a 50% stake in the company. Skanska is a Swedish company that has been active in the U.S. market for many years. The company has a long history of working with the U.S. government and has a strong reputation for quality and safety. The acquisition would give Skanska a significant presence in the U.S. market and would allow it to expand its operations in the U.S. market.

References

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ALTERATION TO
EXISTING BUILDING
PERMIT 11/28/05,
APPLICATION #
A205-11-1185, NO
COVERAGE OF FLOOR
AREA

At the time of the study, the authors were not aware of any other studies that had examined the effects of a single session of a group-based, self-help program on the health-related quality of life of people with chronic pain.

CHLORINE BY TITRATOR WITH 100% ACCURACY

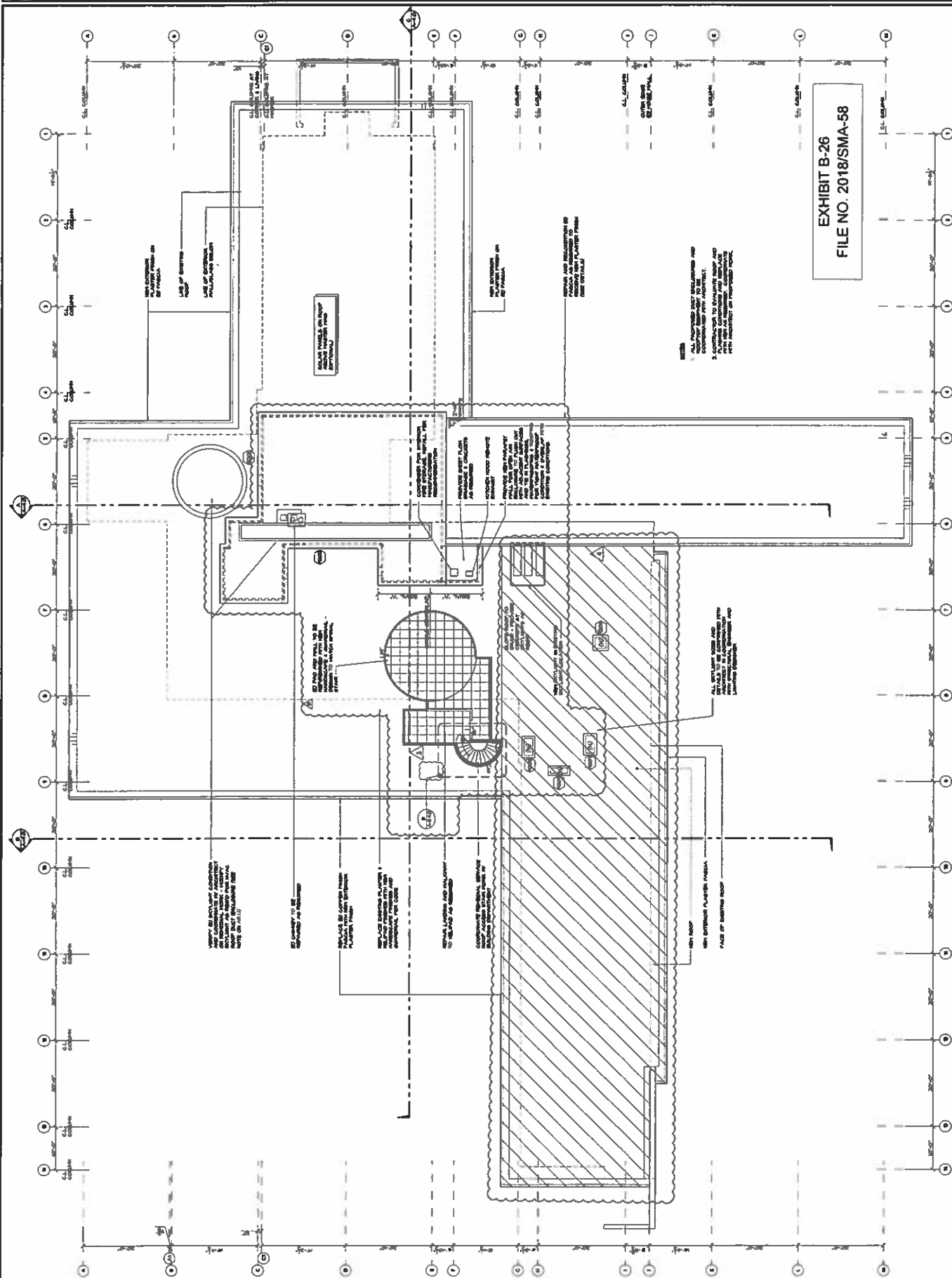
PROPOSED ROOF PLAN

APPENDIX C.1A

PROJECT NO: 149	OWNER:	DATE: 11-15-2014	STATUS: AS BIDDING
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Keywords:

A-3.3.1



PROPOSED ROOF PLAN	1
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FAX: 303.733.1112
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PROJECT NAME AND NUMBER
PROJECT NUMBER
PROJECT LOCATION
PROJECT DATE
PROJECT OWNER

PROJECT NAME AND NUMBER
PROJECT NUMBER
PROJECT LOCATION
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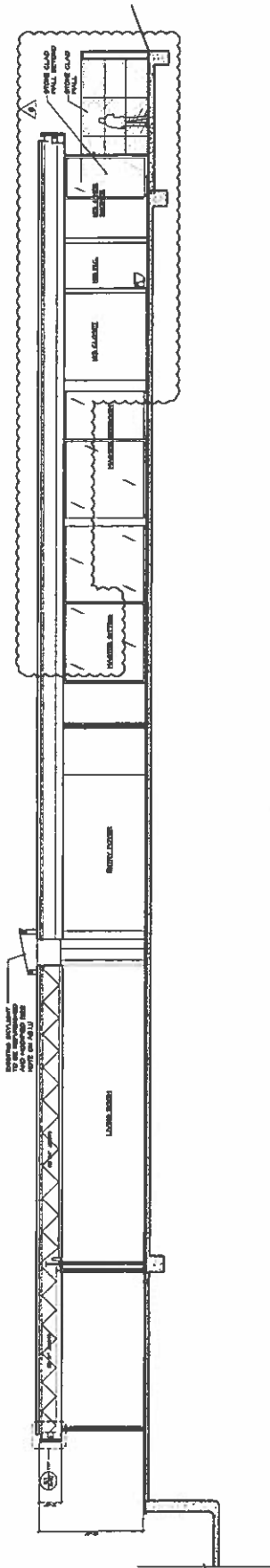
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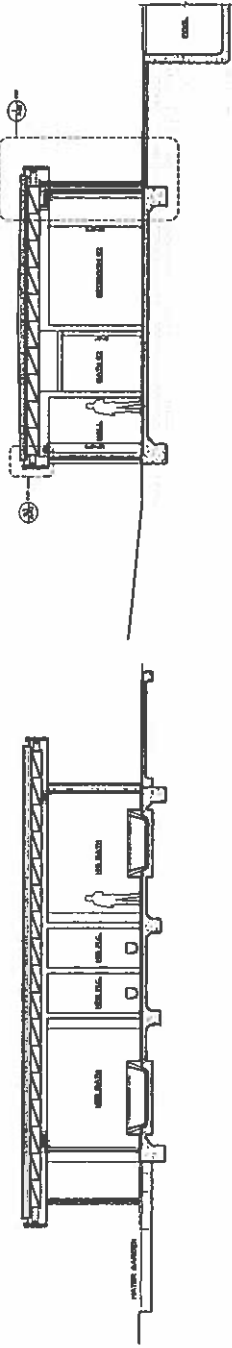
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PROJECT NAME AND NUMBER
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PROJECT LOCATION
PROJECT DATE
PROJECT OWNER



SECTION - C

BUILDING SECTIONS
Page 3

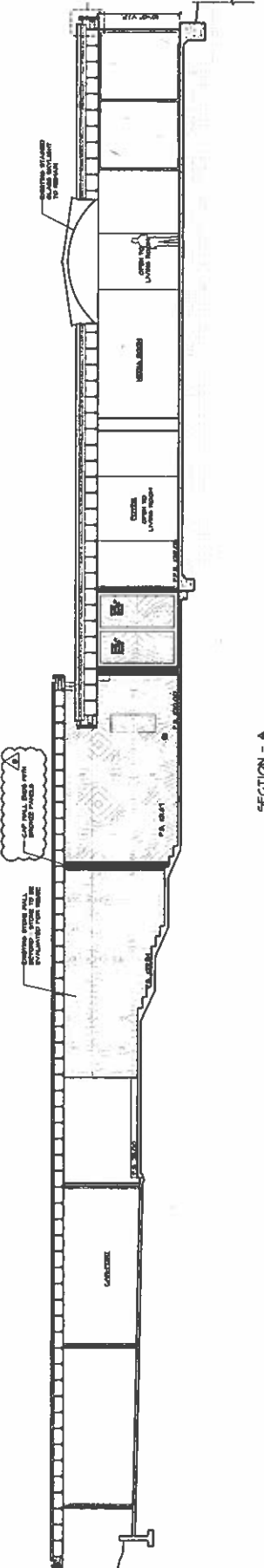


SECTION - D

SECTION - E

BUILDING SECTIONS
Page 2

EXHIBIT B-27
FILE NO. 2018/SMA-58

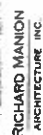


SECTION - A

BUILDING SECTIONS
Page 1

PROJECT NAME AND NUMBER
PROJECT NUMBER
PROJECT LOCATION
PROJECT DATE
PROJECT OWNER

PROJECT NAME AND NUMBER
PROJECT NUMBER
PROJECT LOCATION
PROJECT DATE
PROJECT OWNER

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The relative confidence level must be high enough to ensure correct selection, sensitivity, and accuracy to the chosen model. The model must be able to handle the uncertainty for additional data to be collected and the model must be able to handle the uncertainty for additional data to be collected.

RESEARCH CITY

ALTERATION TO
EXISTING BUILDING
PERMIT 11/28/06,
APPLICATION #
A206-11-1165, NO
COVERAGE OF FLOOR
AREA

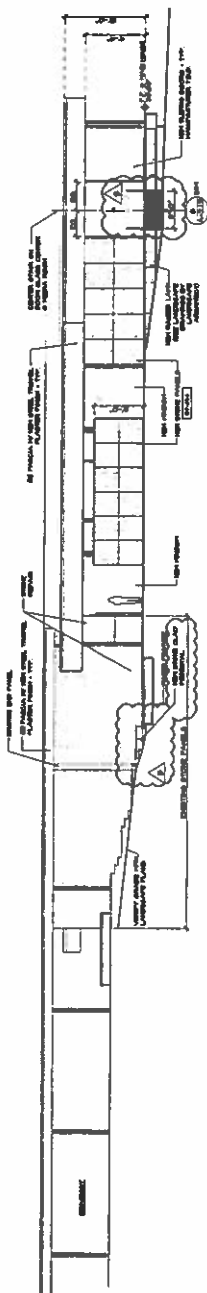
STANDARD BELL
ALSO CARRYING AN EXTENSIVE STOCK
LISTING OF BOOKS ON SUBJECT

EXTERIOR ELEVATIONS

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4200000	4611 1001 100000

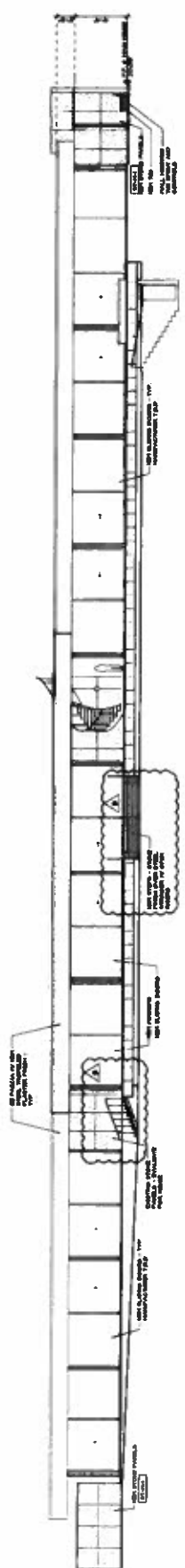
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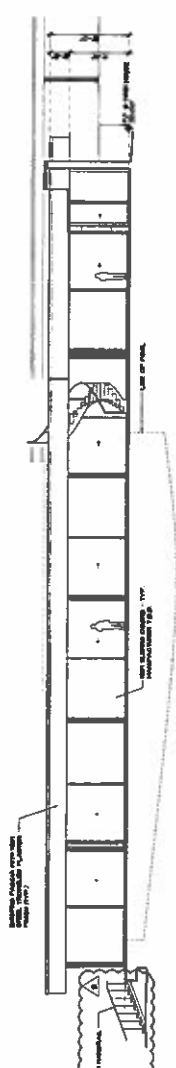


OUTDOOR MSTR SHOWER EXTERIOR ELEVATION

NORTH ELEVATIONS

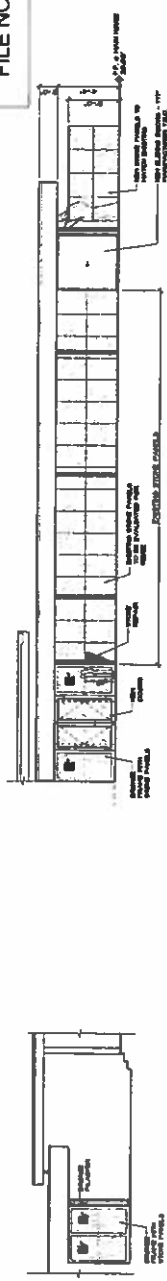


WEST ELEVATIONS	3
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PROPOSED SOUTH ELEVATIONS	2
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EXHIBIT B-28
FILE NO. 2018/SMA-58



ELEVATIONS • ENTRY COURT		LOCAL STAMP	1
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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

IN THE MATTER OF THE)
APPLICATION OF) FILE NO. 2018/SMA-58
EVERSHINE II L.P.)
_____)

TRANSCRIPT OF PROCEEDINGS

The above-entitled matter came on for hearing at the Koko
Head District Park, Multi-Purpose Room C, 423 Kaumakani
Street, Honolulu, Hawaii on Monday, January 14, 2019,
commencing at 10:36 a.m., pursuant to Notice.

BEFORE: JOYCE SHOJI, Hearings Officer

P R O C E E D I N G S

1
2 HEARINGS OFFICER SHOJI: Good morning. My name is
3 Joyce Shoji and I am the Hearings Officer and representing
4 the Department of Planning and Permitting for today's public
5 hearing for a Major Special Management Area Use Permit, DPP
6 File Number 2018/SMA-58.

7 It's 10:36 a.m. and we're at the Koko Head District
8 Park, Multi-Purpose Room C. The notice for this public
9 hearing was published in the December 21, 2018 edition of
10 the Honolulu Star-Advertiser and we have posted notices on
11 the doors leading to this room.

12 For the record, it is noted that except for DPP
13 staff, the agent and their representative, no one else is
14 present for the hearing or to present testimony.

15 Would the agent please step forward and state your
16 name for the record?

17 MR. SILVA: Dennis Silva, Hawaii Planning LLC.

18 HEARINGS OFFICER SHOJI: The DPP would normally
19 present the relevant information behind the request. Being
20 that everyone present is familiar with the request, would
21 you have any objections to foregoing our presentation?

22 MR. SILVA: No objections.

23 HEARINGS OFFICER SHOJI: Okay, thank you.

24 Would you like to make any statements that are not
25 part of the application?

1 MR. SILVA: No, not at this time.

2 HEARINGS OFFICER SHOJI: Is there anyone who wants
3 to present testimony?

4 Seeing none, the DPP has no questions for the
5 agent. So with no further questions or comments, this
6 public hearing for SMA permit application File Number
7 2018/SMA-58 is closed.

8 Thank you.

9 (Whereupon, on January 14, 2019, at 10:38 a.m., the
10 hearing was adjourned.)

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1 STATE OF HAWAII

2 CITY AND COUNTY OF HONOLULU

3
4 I, Jeanne Sumida, Secretary/Reporter, Department
5 of Planning and Permitting, City and County of Honolulu,
6 certify that the foregoing pages 1 through 3, inclusive,
7 comprises true and accurate minutes of the entitled matter
8 held on Monday, January 14, 2019.

9
10
11 Jeanne Sumida
12 Secretary/Reporter
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CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT TO ALLOW THE RENOVATION OF TWO EXISTING SINGLE-FAMILY DWELLING UNITS, CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING UNIT AND VARIOUS IMPROVEMENTS IN MAUNALUA.

WHEREAS, on October 31, 2018, the Department of Planning and Permitting ("DPP") accepted the application (DPP Reference Number 2018/SMA-58) from Evershine II L.P. ("Applicant") for a Special Management Area ("SMA") Use Permit to renovate two existing single-family dwellings, construct a single-family dwelling with an attached three-car garage and ancillary structures, including two swimming pools, wine storage, a detached multiple-car garage and two cabanas, and repair existing structures within the shoreline setback area within the R-10 Residential District, identified as Tax Map Keys 3-9-026: 044 through 048.

WHEREAS, on January 14, 2019, the DPP held a public hearing which was attended by the Agent and an associate, and DPP staff members. No members of the public attended the hearing; no testimony was given.

WHEREAS, on February __, 2019, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the objectives, policies and guidelines, as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation to the City Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on _____, by Departmental Communication No. _____, and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Use Permit with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Use Permit be issued to the Applicant for the Project, subject to the following conditions:

- A. Renovation of two existing single-family dwellings, construction of a new single-family dwelling with an attached three-car garage and ancillary structures and various improvements within the SMA, and repair of existing structures within the shoreline setback area must be in general conformity with the Project as described in the Report and Recommendation by the Director of the



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

Department of Planning and Permitting (DPP), and as depicted in Exhibits B-1 through B-28. Any changes in the size or nature of the Project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu, and Chapter 205-A, Hawaii Revised Statutes (HRS), shall require a new application. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval of the Director of the DPP.

- B. Prior to issuance of any building permit for the Project, the Applicant must:
1. Complete an archaeological inventory survey (AIS) for the Project area in order to identify and document any potential surface and/or subsurface historic properties and to determine, if needed an appropriate course of mitigation. The selected archaeological firm must consult with the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) prior to initiating the AIS and that a report of the survey findings be submitted to SHPD for review and acceptance pursuant to HRS 13-284; and
 2. Complete an intensive level survey for the buildings on the Property in order to determine, if any are eligible for the Hawaii and National Registers of Historic Places. The eligibility determination will help expedite future reviews by the SHPD Architecture Branch by clarifying whether significant architectural properties are located on the site. Property's that are determined eligible and are listed on the State or National Registers qualified by the City and County of Honolulu's historic residential tax credit.
- C. Building permit application plans must show the following:
1. Lowest livable floor at Harbor Villa is above the base flood elevation, applicable at that time; and
 2. The walls, fences and gates shall not exceed six feet in height within the required yards.
- D. The Applicant must have archeological monitoring during construction activities. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

alignments, pavings or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

- E. The Applicant shall take special care when trimming or clearing woody plants greater than 15 feet tall in order to minimize possible impacts to potential breeding of the hoary bats. Furthermore, between June 1 and September 15, woody plants greater than 15 feet tall shall not be disturbed, removed or trimmed.
- F. No element of the Project shall hinder shoreline access in any way during construction activity on the site.
- G. Artificial light from exterior light fixtures, including, but not necessarily limited to floodlights, uplights or spotlights used for decorative or aesthetic purposes, shall be prohibited, if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.
- H. Approval of this SMA Use Permit does not constitute compliance with other Land Use Ordinances (LUO) or other governmental requirements, including grading and grubbing permits. They are subject to separate review and approval. The Applicant will be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- I. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows: The Director of the DPP may extend this period, if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council.

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report must include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

action on the proposed extension within the first to occur of: (a) 60 days after receipt of the Director's report; or (b) the Applicant's then-existing deadline for obtaining a building permit, the extension will be deemed to be denied.

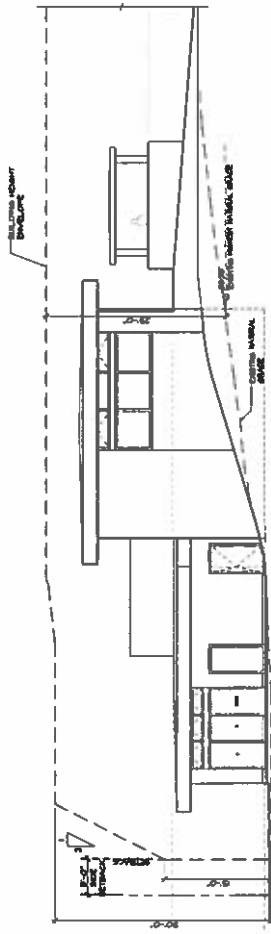
BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Dennis Silva, Jr., Hawaii Planning, LLC, 1031 Nuuanu Avenue, Suite 2306, Honolulu, Hawaii 96817; Laura Brancato, SL Development, LLC, 6021 173rd Avenue SE, Bellevue, Washington 98006; Kathy K. Sokugawa, Acting Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; and Leo R. Asuncion, Jr., Director of the Office of Planning, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawaii 96804.

INTRODUCED BY:

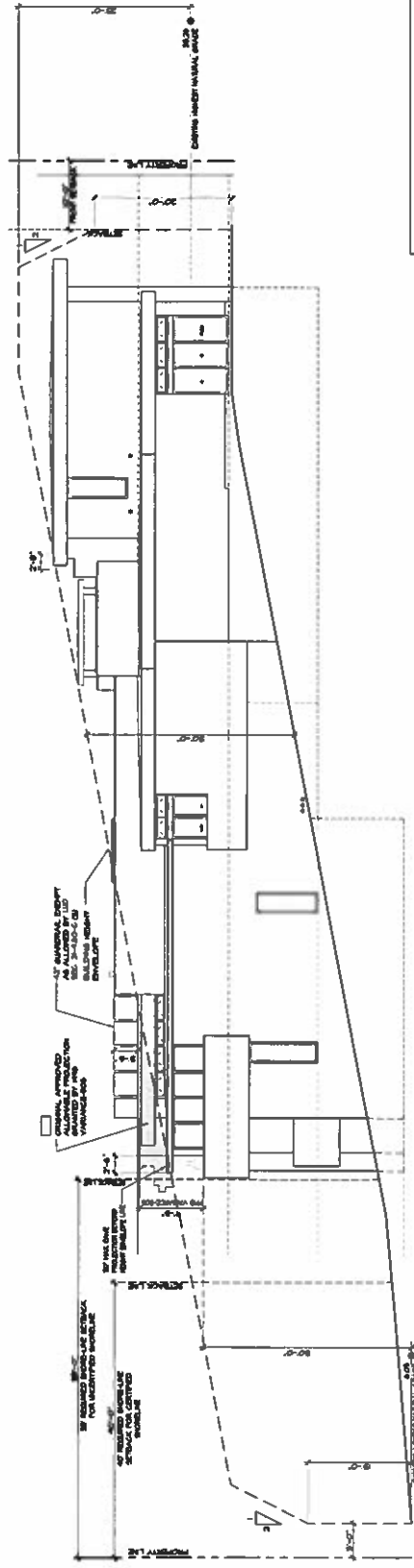
DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers



EAST ELEVATION 1



SOUTH ELEVATION 2

EXHIBIT B-4
FILE NO. 2018/SMA-58



ORDEN ARCHITECTS
RICHARD MANION ARCHITECTURE INC.
1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 2G6
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PROJECT TITLE AND ADDRESS
HARBOR VILLA
RESIDENCE REMODEL
800 PAVEN ROAD
VANCOUVER, BC V6H 2G6
DATE: 08/20/2018

DATE: 08/20/2018
EXTerior ELEVATIONS
HEIGHT ENVELOPE

OWNER: J. & M. MANION
DESIGNER: RICHMANION.COM
PROJECT NAME: HARBOR VILLA
DATE: 08/20/2018
SHEET NUMBER: A-103

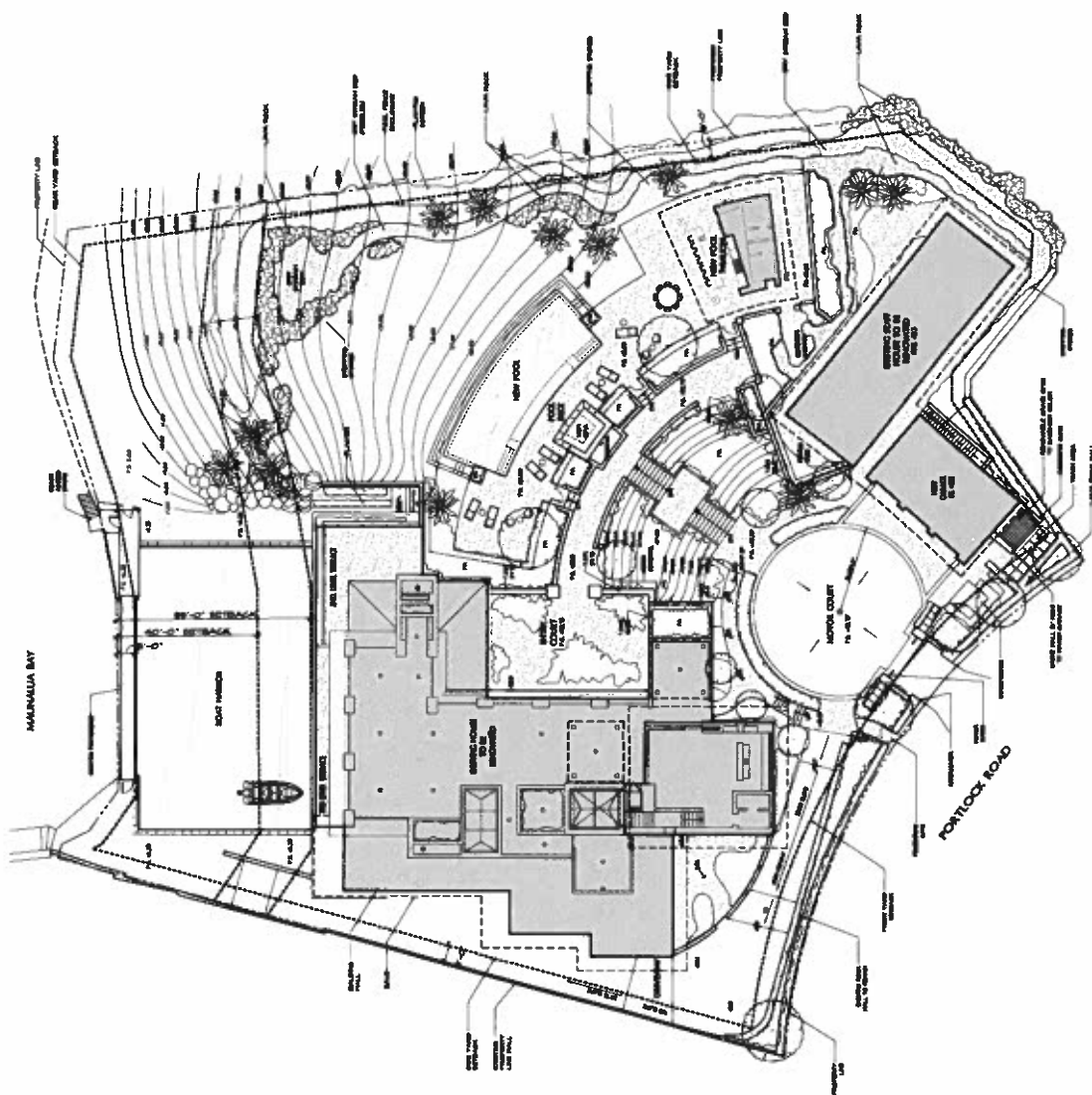
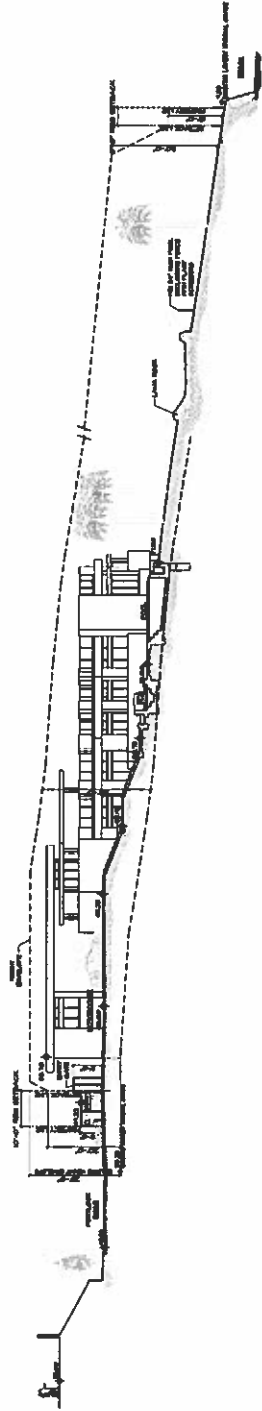


EXHIBIT B-5
FILE NO. 2018/SMA-58



<p>DESIGNING ARCHITECT OF RECORD</p>	<p>DESIGN ARCHITECT: RICHARD MANION ARCHITECTURE INC.</p>	<p>DESIGN ARCHITECT: RICHARD MANION ARCHITECTURE, INC. 1000 WEST CLARKSON BLVD. SUITE 200 PORT KAITUMA, BC V3V 2K2 TEL: 604 291 1000</p> <p>THESE DRAWINGS, DESIGN CONCEPTS AND CONCEPTS ARE THE PROPERTY OF RICHARD MANION ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RICHARD MANION ARCHITECTURE, INC.</p>	<p>PROJECT TITLE AND ADDRESS: HARBOR VILLA RESIDENCE REMODEL 800 PORT KAITUMA ROAD PORT KAITUMA, BC V3V 2K2 N.W. 1/4 10 10 10</p>	<p>SHEET NAME: SITE PLAN</p>	<p>DRAWING DATA: PROJECT NO. 2018/SMA-58 SHEET NO. 1 PROJECT NAME: HARBOR VILLA DESIGN CONCEPT SHEET NUMBER</p>	<p>A-200</p>
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SITE SECTION LOOKING TOWARD HARBOR VILLA

2



SITE SECTION LOOKING TOWARD ACCESSORY BUILDINGS

1

EXHIBIT B-6
FILE NO. 2018/SMA-58



RICHARD MANION
ARCHITECTURAL, INC.

CREATED ARCHITECT
RICHARD MANION ARCHITECTURAL, INC.
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
PH: 303.733.1100
WWW.RMARCHITECT.COM

THIS ARCHITECTURAL CONCEPT AND DESIGN IS A PRELIMINARY STUDY AND IS NOT A FINAL DESIGN. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE CLIENT'S USE OF THIS CONCEPT AND DESIGN.

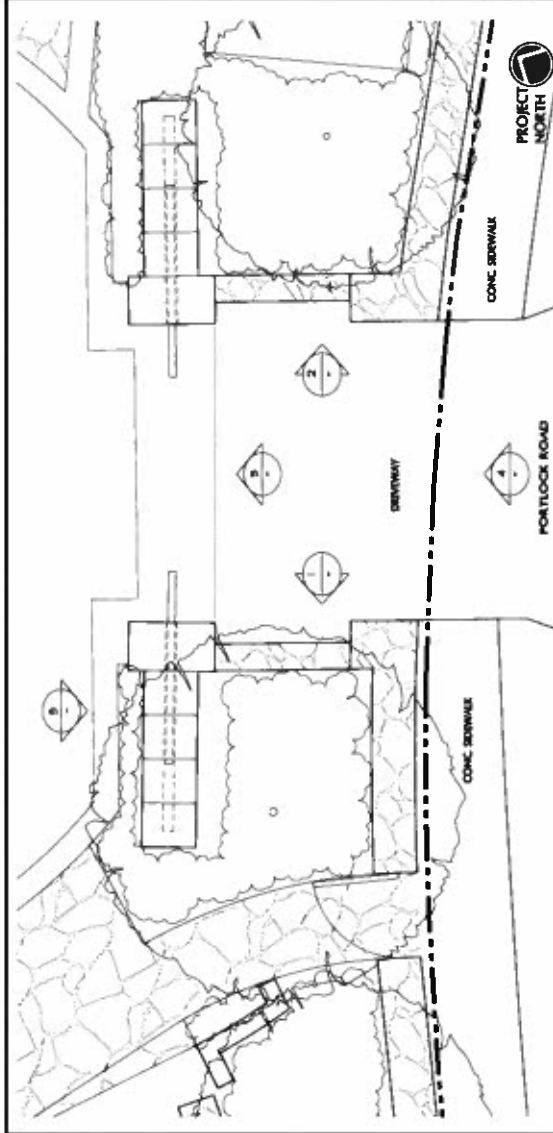
PROJECT TITLE AND ADDRESS
HARBOR VILLA
RESIDENCE REMODEL
1000 WEST 10TH AVENUE
DENVER, CO 80202

SHEET NAME

SITE SECTIONS

CONSTRUCTION DATA
DATE: 11/16/2018
PROJECT NO.: 2018/SMA-58
SHEET NO.: 1 OF 1
DRAWN BY: JLM
CHECKED BY: JLM

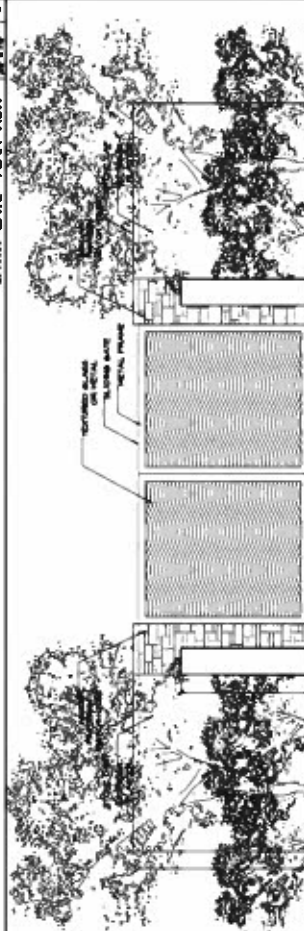
A-202



ENTRY GATE - PLAN VIEW

SCALE: 1/8" = 1'-0"

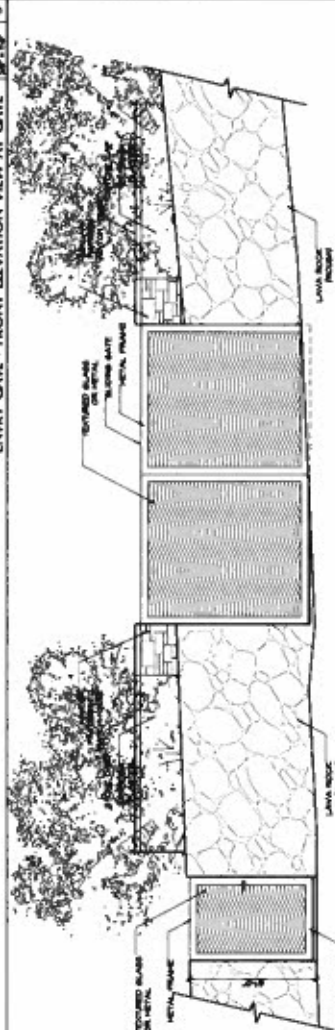
3



ENTRY GATE - FRONT ELEVATION VIEW AT GATE

SCALE: 1/8" = 1'-0"

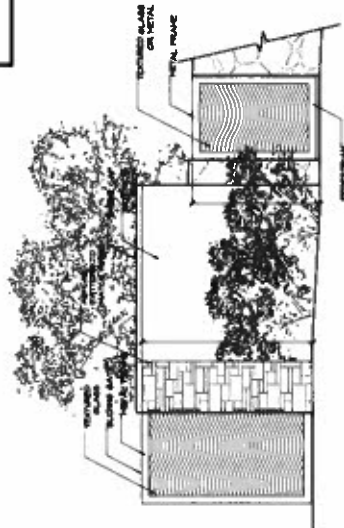
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ENTRY GATE - FRONT ELEVATION VIEW FROM STREET

SCALE: 1/8" = 1'-0"

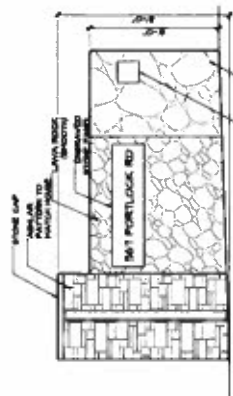
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ENTRY GATE - PARTIAL INSIDE VIEW

SCALE: 1/8" = 1'-0"

3

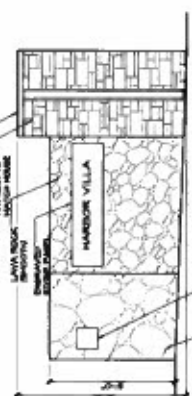


ENTRY GATE - SIDE VIEW

SCALE: 1/8" = 1'-0"

2

ENTRY GATE - SIDE VIEW (NORTH)



ENTRY GATE - SIDE VIEW (NORTH)

SCALE: 1/8" = 1'-0"

1



RICHARD MANION
ARCHITECTURE INC.

DESIGN ARCHITECT:
RICHARD MANION ARCHITECTURE INC.
1000 AVENUE OF THE ARTS
SUITE 100
VANCOUVER, BC V6E 2K6
TEL: 604.681.1111
FAX: 604.681.1112

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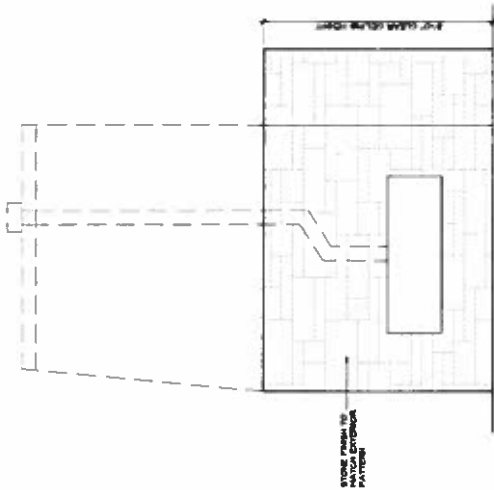
PROJECT TITLE AND ADDRESS:
HARBOR VILLA
RESIDENCE REMODEL
1000 AVENUE OF THE ARTS
SUITE 100
VANCOUVER, BC V6E 2K6

EXHIBIT B-7
FILE NO. 2018/SMA-58

SITE DETAILS

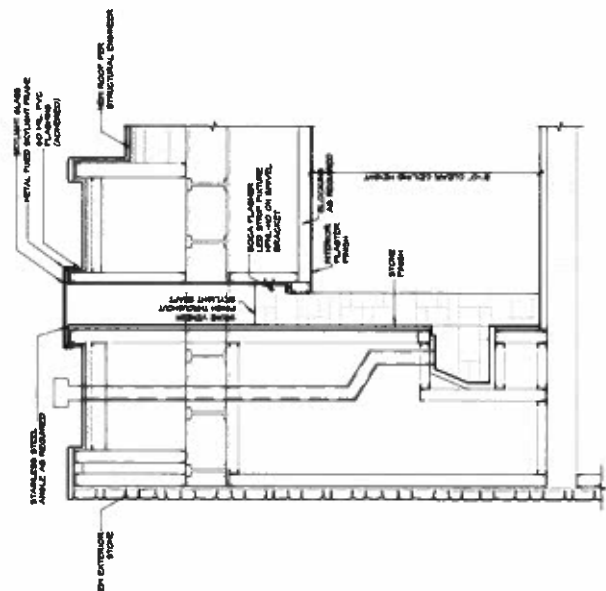
PROJECT NO.:
DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:

A-203



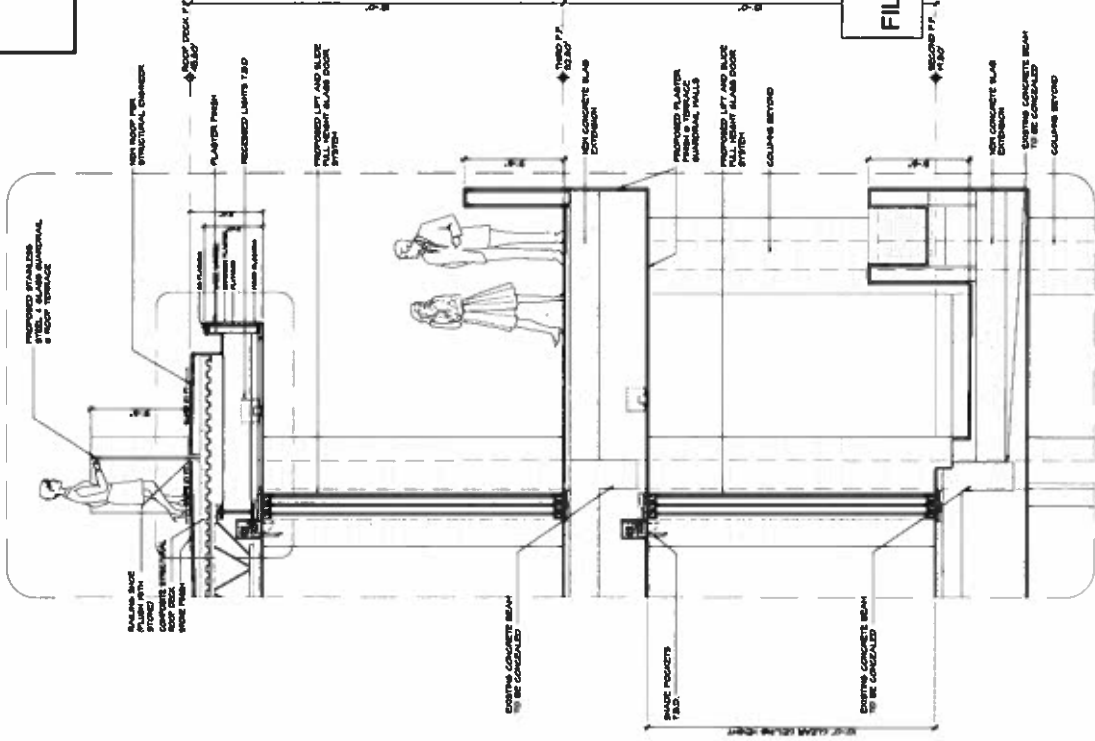
FRONT ELEVATION

3



FRONT ELEVATION

3



WALL SECTION

1



RICHARD MANION
ARCHITECTURE INC.

OWNER: HARBOR VILLA
RESIDENCE REMODEL
1000 WEST 10TH AVE
VANCOUVER, BC V6H 1A1
TEL: 604-681-1111
FAX: 604-681-1112

DATE: 01/11/2018
DRAWN BY: JLM
CHECKED BY: JLM
PROJECT NO: 2018/SMA-58

PROJECT NO: 2018/SMA-58

HARBOR VILLA
RESIDENCE REMODEL

1000 WEST 10TH AVE
VANCOUVER, BC V6H 1A1
TEL: 604-681-1111
FAX: 604-681-1112

EXHIBIT B-9
FILE NO. 2018/SMA-58

WALL SECTIONS

PROJECT NO: 2018/SMA-58
DATE: 01/11/2018
DRAWN BY: JLM
CHECKED BY: JLM
PROJECT NO: 2018/SMA-58

A-412



THIS CONCEPT, DESIGN CONCEPT, AND BUILT ALL THE PROPERTY OF MICHAEL HANSON ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE COMPLETION OF THE SPECIFIC PROJECT COMMENCED BY THE HANSON ARCHITECTURE AND SHALL NOT BE USED FOR ANY OTHER COMMERCIAL PURPOSE WITHOUT THE WRITTEN CONSENT OF MICHAEL HANSON ARCHITECTURE.

EDWARD AMMON ARCHITECTS, INC.
700 WEST GATEWAY BLVD., SUITE 200
LOS ANGELES, CALIFORNIA 90004
PH (213) 688-1000
FAX (213) 688-1000

INFORMED BY:
DATE:

[illegible]

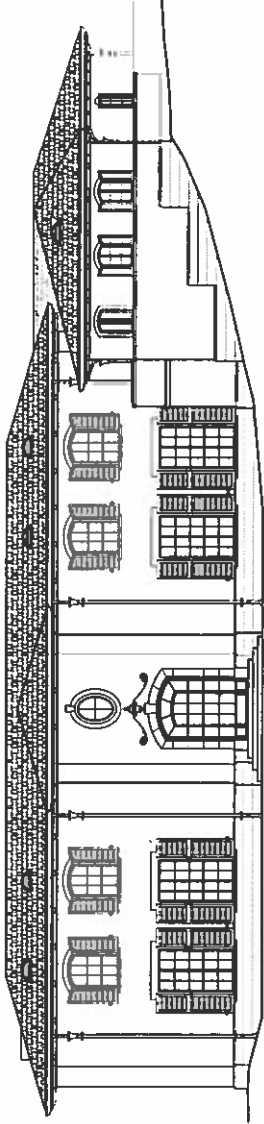
EXHIBIT B-10
FILE NO. 2018/SMA-58

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

COVER SHEET

Completed Date _____

A100



BAY VILLA
CONSULTANT DESIGN DEVELOPMENT PACKAGE 2
PORTLOCK ROAD
HONOLULU, HAWAII 96825

























































































































































































































9	8	7	6
5	4	3	2
1	0	9	8
7	6	5	4
3	2	1	0

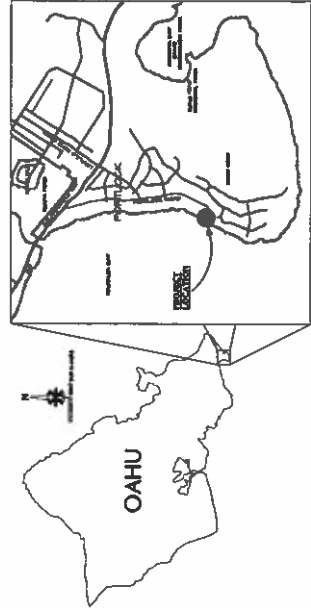
ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CORRESPOND TO THIS SHEET SYSTEM.

NOTE:
GENERAL NOTES & SPECIFICATIONS ARE LOCATED IN SEPARATE DOCUMENT.

[illegible][illegible]

AS00	COPY SHEET
AS01	OVERALL SITE PLAN
AS02	BOULEVARD SITE PLAN
AS03	OVERALL BASEMENT FLOOR PLAN
AS04	BASEMENT FLOOR PLAN
AS05	BASEMENT EXTRACTED CEILING PLAN
AS06	OVERALL 1 ST FLOOR PLAN
AS07	1 ST FLOOR PLAN
AS08	1 ST FLOOR EXTRACTED CEILING PLAN
AS09	1 ST FLOOR EXTRACTED CEILING PLAN SECTION
AS10	OVERALL 2 ND FLOOR PLAN
AS11	2 ND FLOOR PLAN
AS12	2 ND FLOOR EXTRACTED CEILING PLAN
AS13	2 ND FLOOR EXTRACTED CEILING PLAN SECTION
AS14	OVERALL 3 RD FLOOR PLAN
AS15	3 RD FLOOR PLAN
AS16	3 RD FLOOR EXTRACTED CEILING PLAN
AS17	3 RD FLOOR EXTRACTED CEILING PLAN SECTION
AS18	BASEMENT SECTIONS
AS19	BUILDING SECTIONS
AS20	BASEMENT SECTIONS
AS21	BASEMENT SECTIONS
AS22	EXTERIOR ELEVATIONS
AS23	EXTERIOR ELEVATIONS
AS24	EXTERIOR ELEVATIONS
AS25	EXTERIOR ELEVATIONS
AS26	EXTERIOR ELEVATIONS
AS27	EXTERIOR ELEVATIONS
AS28	BASEMENT POWER PLAN
AS29	1 ST FLOOR POWER PLAN
AS30	2 ND FLOOR POWER PLAN
AS31	3 RD FLOOR POWER PLAN
AS32	3 RD FLOOR POWER PLAN SECTION

SHEET GRID SYSTEM		PROJECT DATA		PROJECT SYMBOLS	
GRID	LINE	GRID	LINE	GRID	LINE
10	10	10	10	10	10
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					



VICINITY MAP	1
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ARCHITECTURE, INC.

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DESIGNED BY
RICHARD MANION ARCHITECTURE, INC.
100 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.RICHMANION.COM

PROJECT TITLE AND ADDRESS
BAY VILLA RESIDENCE
800 VENTURE ROAD
DENVER, COLORADO 80202

NOTES
THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION.

REVISIONS

EXHIBIT B-11
FILE NO. 2018/SMA-58

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
90-00-0000

DATE: 08/15/2018
BY: RMANION

OVERALL SITE PLAN

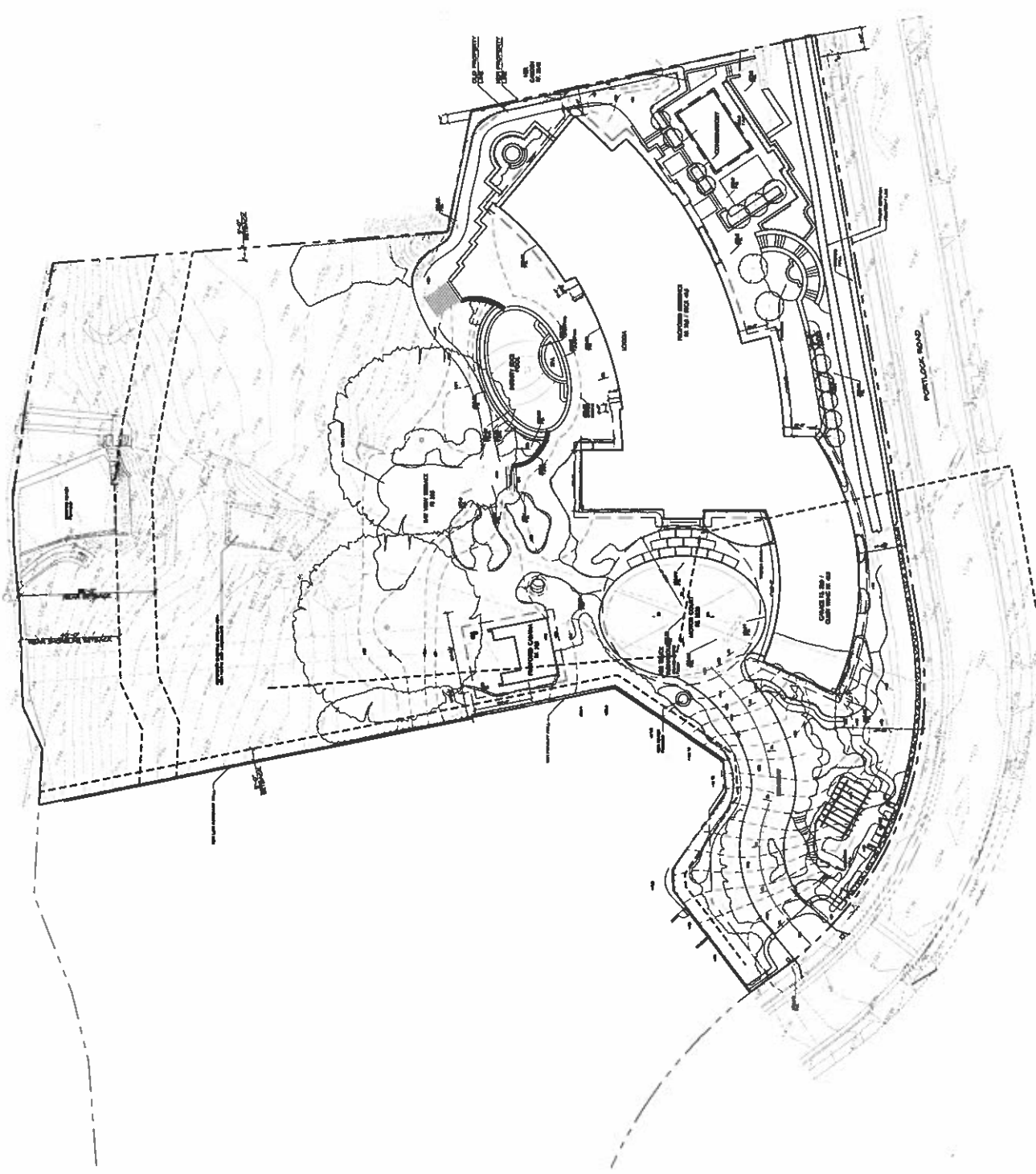
DATE: 08/15/2018

BY: RMANION

NOTES
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OVERALL SITE PLAN
SCALE: 1"=40'-0"

A201





RICHARD MANION
ARCHITECTURE INC.

1000 AVENUE, SUITE 200, WEST
LAKE, NEW JERSEY 07676
TEL: 201.261.1000 FAX: 201.261.1001
WWW.RICHMANION.COM

RICHARD MANION ARCHITECTURE, INC.

1000 AVENUE, SUITE 200, WEST
LAKE, NEW JERSEY 07676
TEL: 201.261.1000 FAX: 201.261.1001
WWW.RICHMANION.COM

PROJECT TITLE AND ADDRESS
BAY VILLA RESIDENCE
1000 AVENUE, SUITE 200, WEST
LAKE, NEW JERSEY 07676

OWNER
THE RICHMANION GROUP, LLC
1000 AVENUE, SUITE 200, WEST
LAKE, NEW JERSEY 07676
TEL: 201.261.1000 FAX: 201.261.1001
WWW.RICHMANION.COM

DATE
08/08/2018

DESIGN DEVELOPMENT
08/08/2018
00-00-0000

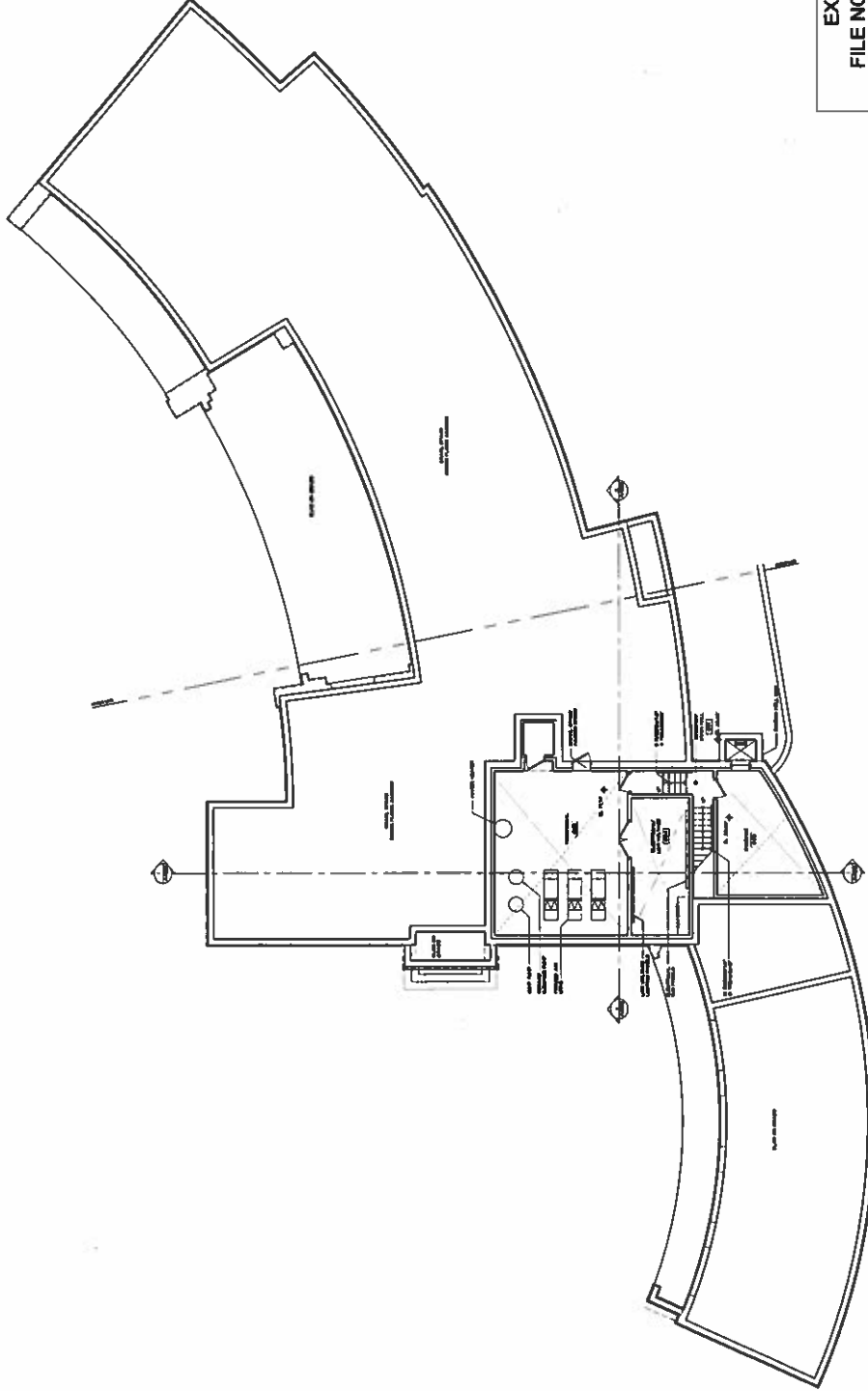
OVERALL BASINMENT
FLOOR PLAN

PROJECT NO.
00-00-0000

DATE
08/08/2018

A300

EXHIBIT B-12
FILE NO. 2018/SMA-58





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UNLESS PREVIOUSLY AGREED ON BY THE
CONCERNING.

[illegible]

WILSON THE ART CENTER
BAY VILLA RESIDENCE
100 PORTAGE ROAD
SCARBOROUGH, MICHIGAN 48075

THE CHEMICAL COMMODITIES MARKET
MAJORS OF TENDRONS, INDIAN, KANSAS,
CALIFORNIA, AND PORTLAND TO THE CHEMICAL
AND MINERAL FOR APPROXIMATE PRICE TO
PENNSYLVANIA AIR TENDRONS, DOING
MAJOR, CHEMICAL, AND MINERAL
TENDRONS THROUGH THE TENDRONS
APPROXIMATE OF THE CHEMICAL AND MINERAL
AND IS REQUIRED AS THE DECISION
OF THE CHEMICAL AND MINERAL AND
ASPECT TO REPLACEMENT AS THE
TENDRONS OF THE CHEMICAL COMMODITIES.

INDEX

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

SWIFT INDEX AND SCALE AS NOTED

OVERALL FIRST FLOOR PLAN

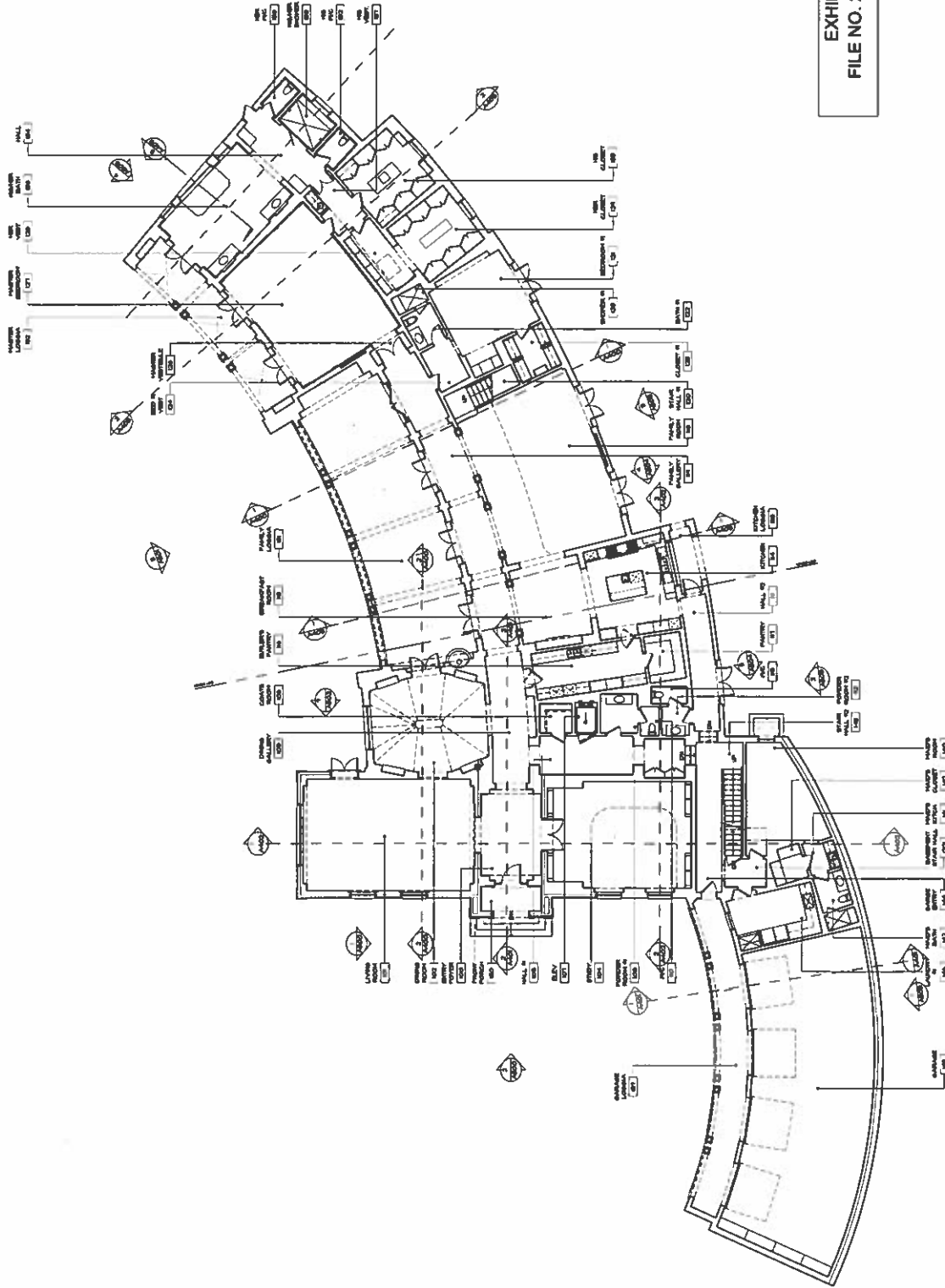
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STAYING ON TOP
THE CHALLENGE

1

A310

EXHIBIT B-13
FILE NO. 2018/SMA-58





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ARCHITECTURE INC.

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OTHER PURPOSES WITHOUT THE WRITTEN
CONSENT OF RICHARD MANION ARCHITECTURE
INC.

ARCHITECT
RICHARD MANION ARCHITECTURE, INC.
200 WEST SPRING ST., SUITE 200
ANN ARBOR, MI 48106
PH: 734.769.1234
FAX: 734.769.1235
WWW.RMANION.COM

PROJECT NAME AND ADDRESS
BAY VILLA RESIDENCE
200 SPRING ST.
ANN ARBOR, MI 48106

NOTES
1. THE ARCHITECT HAS CONDUCTED VISUAL
ANALYSIS OF THE PROPOSED DEVELOPMENT
AND HAS DETERMINED THAT THE PROPOSED
DEVELOPMENT IS IN CONFORMANCE WITH THE
REQUIREMENTS OF THE ZONING ORDINANCE.
2. THE ARCHITECT HAS CONDUCTED VISUAL
ANALYSIS OF THE PROPOSED DEVELOPMENT
AND HAS DETERMINED THAT THE PROPOSED
DEVELOPMENT IS IN CONFORMANCE WITH THE
REQUIREMENTS OF THE ZONING ORDINANCE.
3. THE ARCHITECT HAS CONDUCTED VISUAL
ANALYSIS OF THE PROPOSED DEVELOPMENT
AND HAS DETERMINED THAT THE PROPOSED
DEVELOPMENT IS IN CONFORMANCE WITH THE
REQUIREMENTS OF THE ZONING ORDINANCE.

REVISIONS

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

SHEET NAME AND SCALE: AS NOTED
OVERALL SECOND
FLOOR PLAN

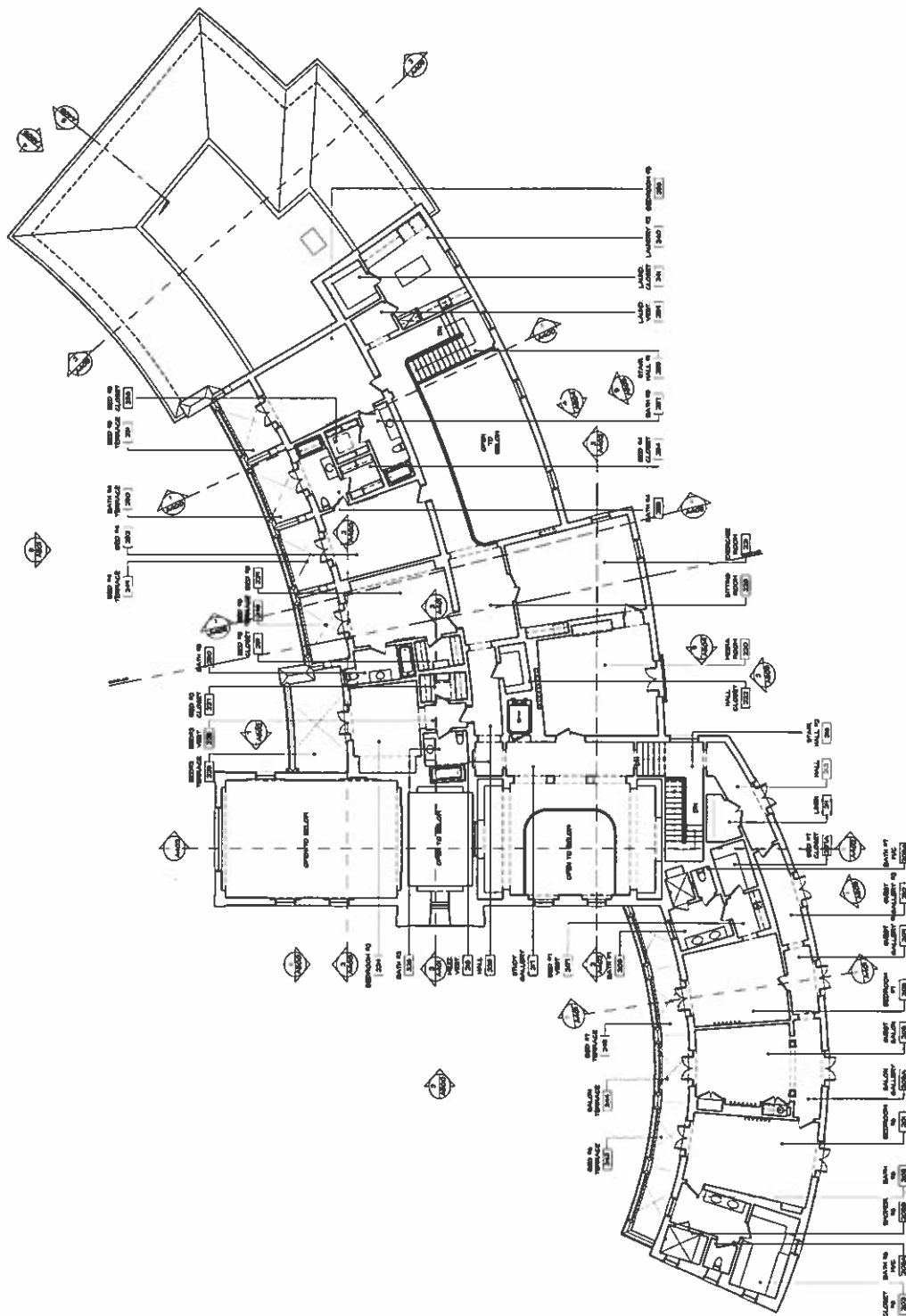
DATE: 08/14/2018

BY: RMAN

DATE: 08/14/2018

A320

EXHIBIT B-14
FILE NO. 2018/SMA-58





NOTHING BUT THE MOST ADVANCED TECHNOLOGY AVAILABLE IN THE WORLD CAN HANDLE THE DATA GENERATED BY THE MODERN BUSINESS. THAT'S WHY THE MODERN BUSINESS NEEDS THE MODERN BUSINESS SYSTEMS. THAT'S WHY THE MODERN BUSINESS NEEDS THE MODERN BUSINESS SYSTEMS. THAT'S WHY THE MODERN BUSINESS NEEDS THE MODERN BUSINESS SYSTEMS.

EDWARD HANSON ARCHITECTS, INC.
1000 WEST OCEANS BLVD., SUITE 100
LOS ANGELES, CALIFORNIA 90004
TEL: 213/467-0800
FAX: 213/467-0801
WWW: WWW.EHARCHITECTS.COM

100% COTTON
 100% COTTON
 100% COTTON

WATERBURY, CONNECTICUT, MAY 15 (AP)—The U.S. Coast Guard today announced that it has received information that a small boat carrying a large number of immigrants is expected to arrive in the area of the city of New Haven, Conn., in the next few days.

1990

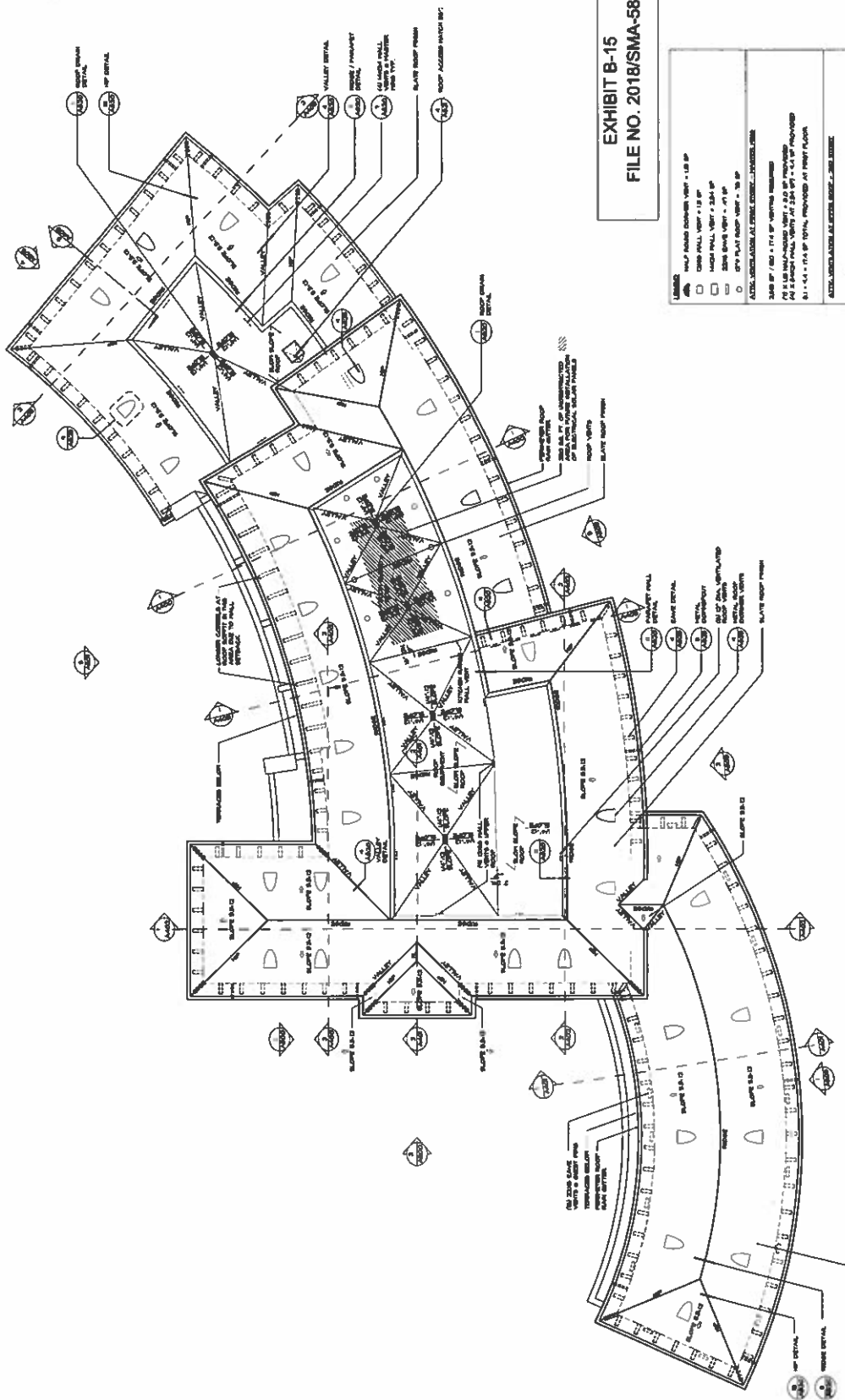
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

ROOF PLAN

100-1000
 100-1000
 100-1000

A330

EXHIBIT B-15
FILE NO. 2018/SMA-58

[illegible]



References

SAFETY

RESEARCHER NAME:

PROJECT NO.:

ISSUE DATE:

A400



EXHIBIT B-16
FILE NO. 2018/SMA-58





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ARCHITECTURE, INC.

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ARCHITECT

RICHARD MANION ARCHITECTURE, INC.

ONE WEST WASHINGTON STREET, SUITE 200
ANN ARBOR, MI 48106-1500
PH: 734.769.8800
WWW.RICHMANIONARCH.COM

PROJECT TITLE AND ADDRESS

MY VELA RESERVE

34 EXHIBIT B-17

EXHIBIT B-17

NOTES

THE ARCHITECT'S CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM ALL
APPLICABLE AGENCIES AND AUTHORITIES.
THE ARCHITECT'S CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM ALL
APPLICABLE AGENCIES AND AUTHORITIES.
THE ARCHITECT'S CONTRACTOR SHALL BE
RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM ALL
APPLICABLE AGENCIES AND AUTHORITIES.

EXHIBIT B-17

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

PROJECT NAME AND TYPE, AS NOTED

AS NOTED

BUILDING SECTIONS

DATE

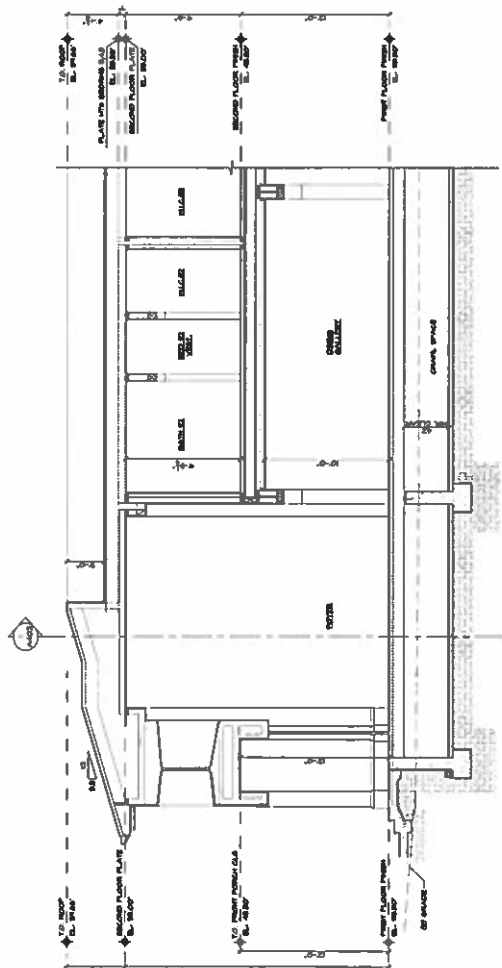
PROJECT JOB NO.

DATE DATE

DATE DATE

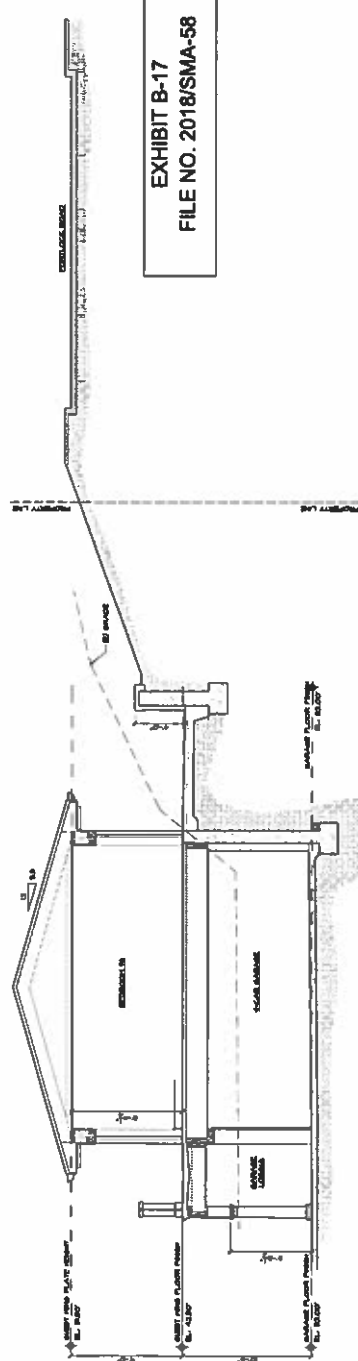
PROJECT NUMBER

A401



BUILDING SECTIONS

2



BUILDING SECTIONS

1



RICHARD MANNON
ARCHITECTURE INC.

2018 MANSON, CROWN CONCEPT, AND
MANSON ARCHITECTURE INC. ARE
NOT PROVIDING ANY GUARANTEE OR
WARRANTY FOR THE PROJECT. THE
CLIENT HAS BEEN ADVISED OF THE
LIMITED SCOPE OF THE PROJECT AND
HAS ACCEPTED THE RISK OF THE
PROJECT. THE CLIENT HAS BEEN ADVISED
OF THE LIMITED SCOPE OF THE PROJECT
AND HAS ACCEPTED THE RISK OF THE
PROJECT.

ARCHITECT

RICHARD MANNON ARCHITECTURE, INC.

2018 MANSON, CROWN CONCEPT, AND
MANSON ARCHITECTURE INC. ARE
NOT PROVIDING ANY GUARANTEE OR
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PROJECT NAME AND ADDRESS

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PROJECT NAME AND ADDRESS

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PROJECT NAME

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

PROJECT NAME AND ADDRESS

2018 MANSON, CROWN CONCEPT, AND
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PROJECT NAME AND ADDRESS

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PROJECT NAME AND ADDRESS

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WARRANTY FOR THE PROJECT. THE
CLIENT HAS BEEN ADVISED OF THE
LIMITED SCOPE OF THE PROJECT AND
HAS ACCEPTED THE RISK OF THE
PROJECT.

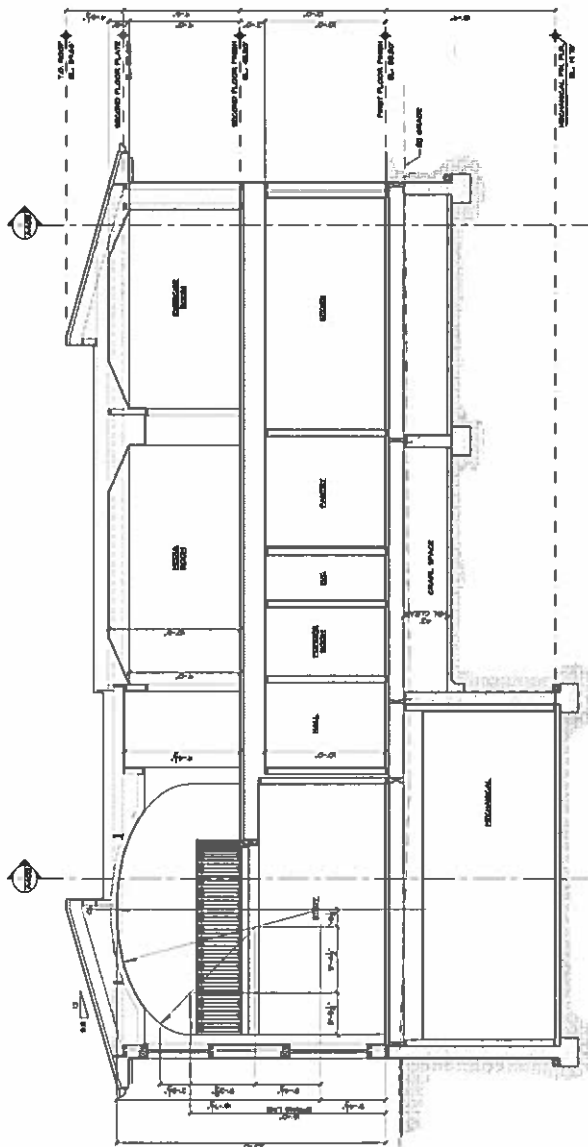
PROJECT NAME AND ADDRESS

2018 MANSON, CROWN CONCEPT, AND
MANSON ARCHITECTURE INC. ARE
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CLIENT HAS BEEN ADVISED OF THE
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HAS ACCEPTED THE RISK OF THE
PROJECT.

PROJECT NAME AND ADDRESS

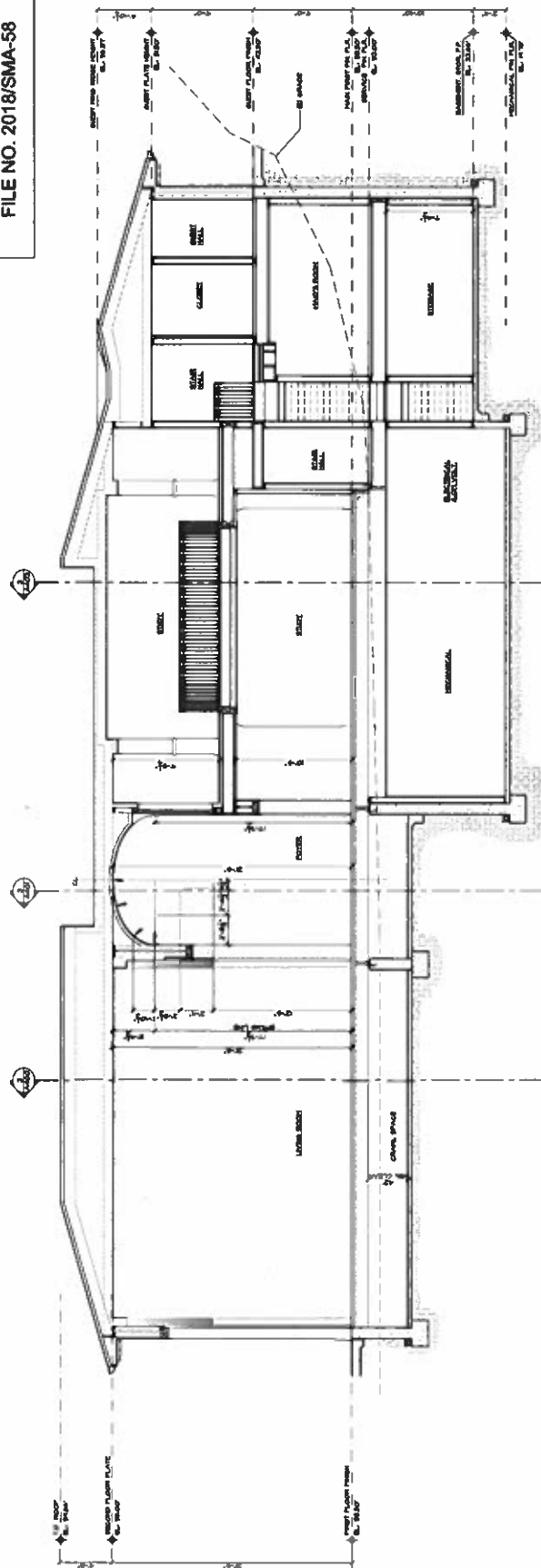
2018 MANSON, CROWN CONCEPT, AND
MANSON ARCHITECTURE INC. ARE
NOT PROVIDING ANY GUARANTEE OR
WARRANTY FOR THE PROJECT. THE
CLIENT HAS BEEN ADVISED OF THE
LIMITED SCOPE OF THE PROJECT AND
HAS ACCEPTED THE RISK OF THE
PROJECT.

A402



BUILDING SECTIONS

EXHIBIT B-18
FILE NO. 2018/SMA-58



BUILDING SECTIONS



RICHARD MANION
ARCHITECTURE, INC.

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ARCHITECT
RICHARD MANION ARCHITECTURE, INC.
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1000
WWW.RICHMANION.COM

PROJECT NAME AND ADDRESS
BAY VILLA RESIDENCE
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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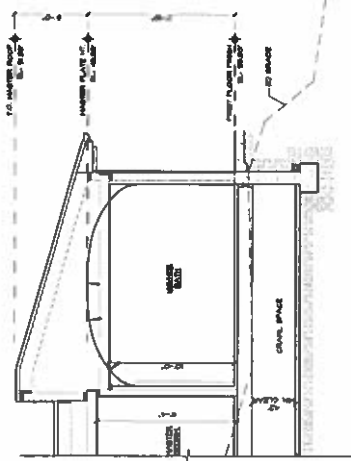
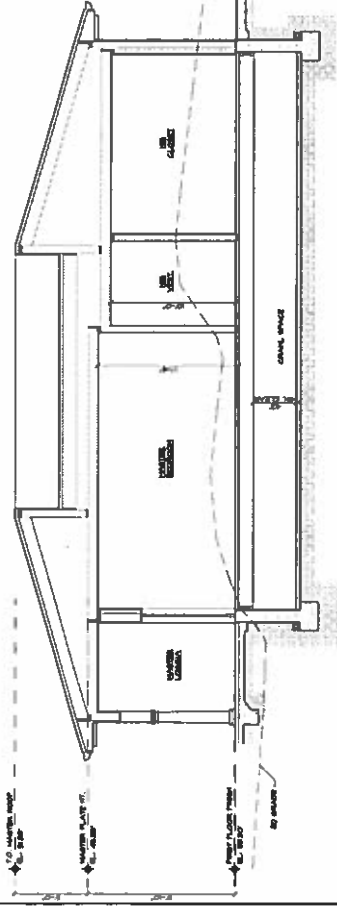
REVISIONS

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000

DATE: 10/10/2018
BY: RMANION

PROJECT NO.: 2018/SMA-58
SHEET NO.: 1

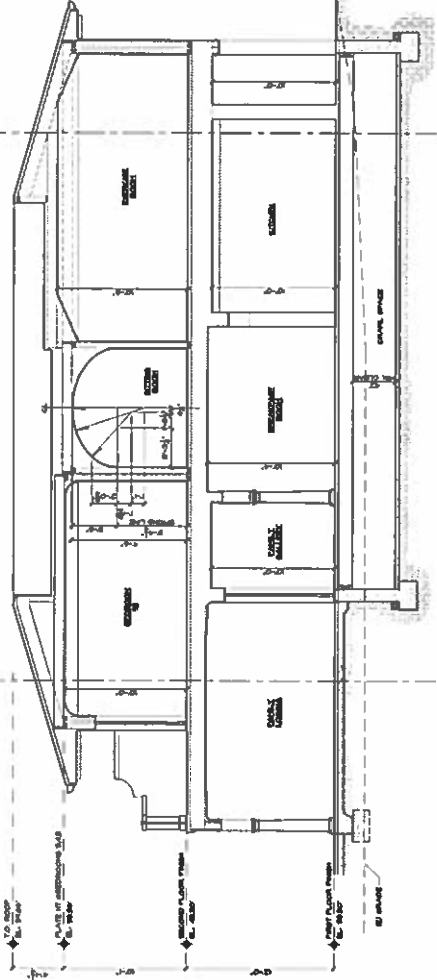
A403



BUILDING SECTIONS

BUILDING SECTIONS

EXHIBIT B-19
FILE NO. 2018/SMA-58



BUILDING SECTIONS

BUILDING SECTIONS



CONCLUSIONS

8000 SANTA TRINIDAD
 BOX 200000 IN
 INGRESO YUMA, AZ
 85003 GUYANA, GUYANA

[illegible]

EXTERIOR ELEVATIONS

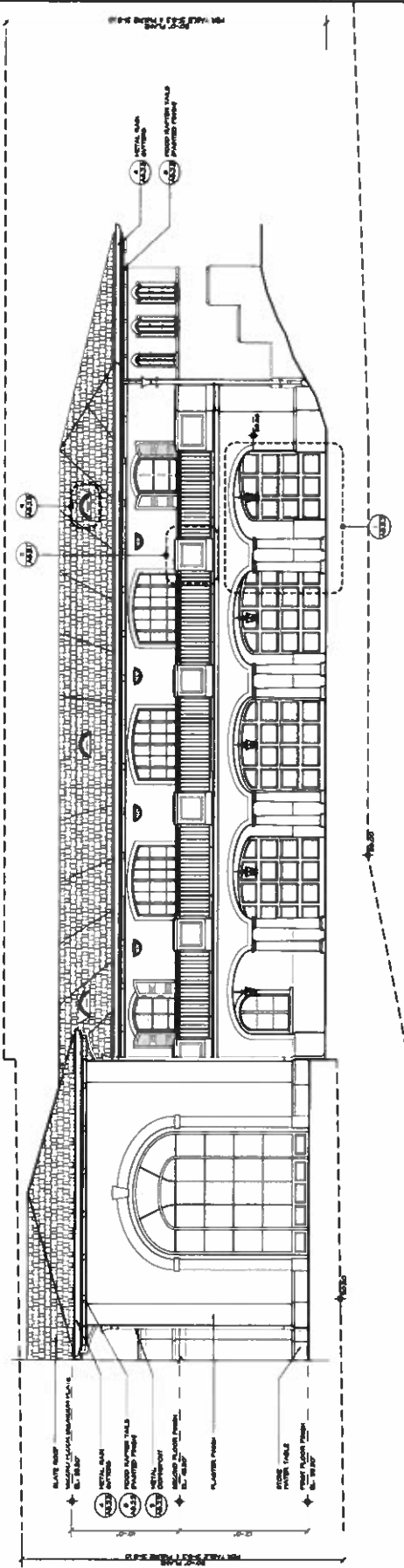
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STORY HIGHLIGHTS

A500

EXHIBIT B-20
FILE NO. 2018/SMA-58

WEST ELEVATION PARTIAL	FEET INCHES	1
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ARCHITECTURE, INC.

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RICHARD MANION ARCHITECTURE, INC.

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REPRODUCTION, OR DISTRIBUTION OF THIS
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OF RICHARD MANION ARCHITECTURE, INC.
IS STRICTLY PROHIBITED.

PROJECT NAME AND ADDRESS:
BAY VILLA RESIDENCE
100 PORTAGE ROAD
PORTLAND, MAINE 04106

NOTES:
1. ALL EXTERIOR CONSTRUCTION SHALL BE
CONSTRUCTED IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE INTERNATIONAL
BUILDING CODE (IBC) AND THE INTERNATIONAL
RESIDENTIAL CODE (IRC).
2. ALL EXTERIOR FINISHES SHALL BE
APPROVED BY THE ARCHITECT PRIOR TO
CONSTRUCTION.
3. ALL EXTERIOR LIGHTING SHALL BE
APPROVED BY THE ARCHITECT PRIOR TO
CONSTRUCTION.
4. ALL EXTERIOR MATERIALS SHALL BE
SUBMITTED TO THE ARCHITECT FOR
APPROVAL PRIOR TO CONSTRUCTION.

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
00-00-0000
DATE: 01/15/2018
BY: RMAN

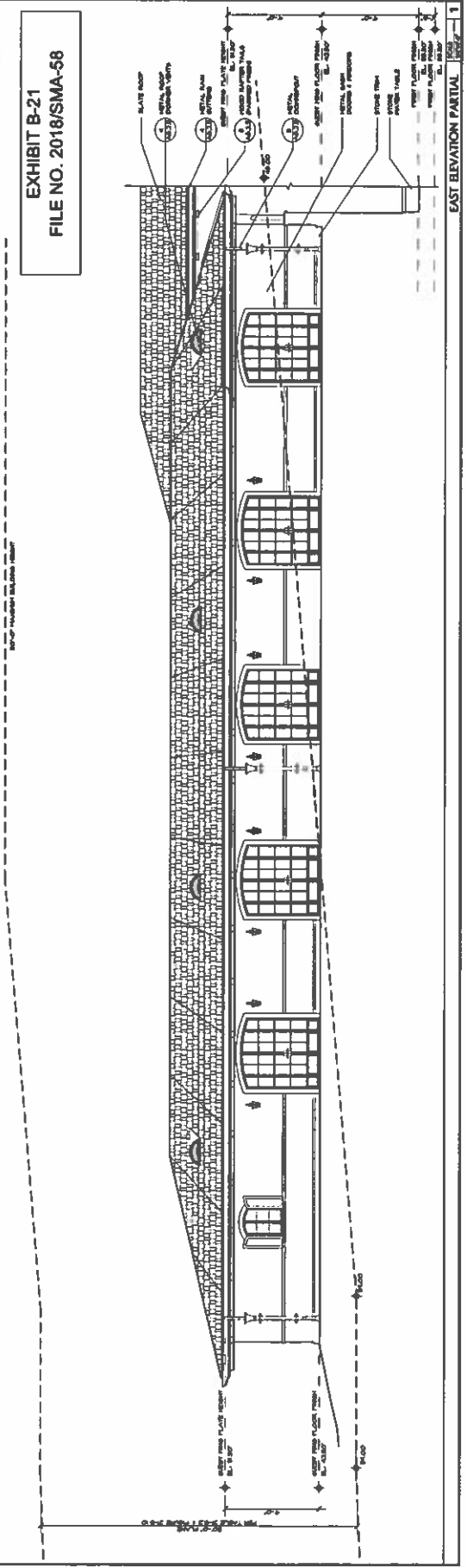
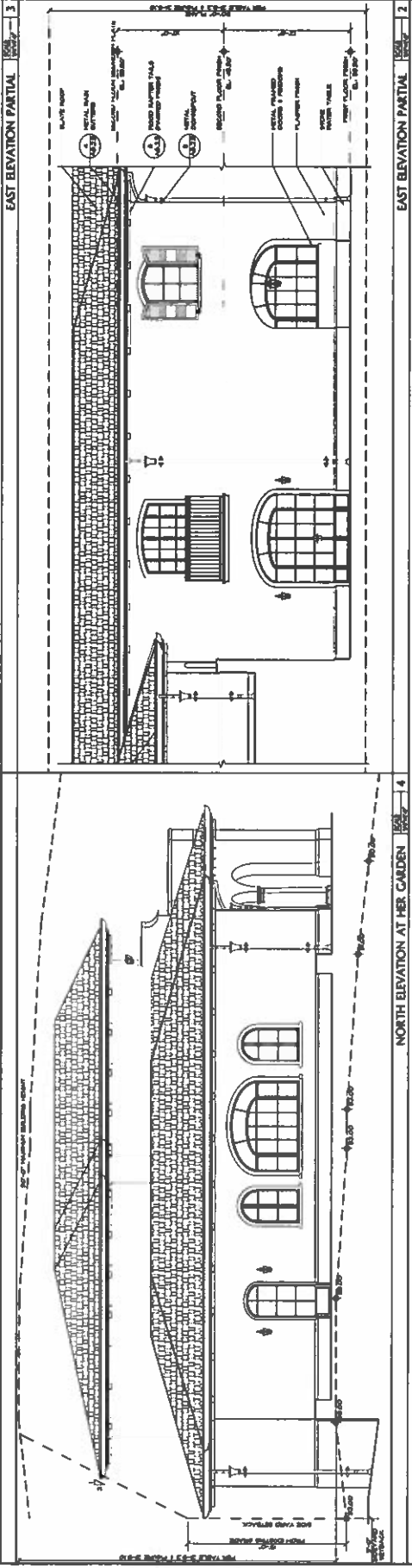
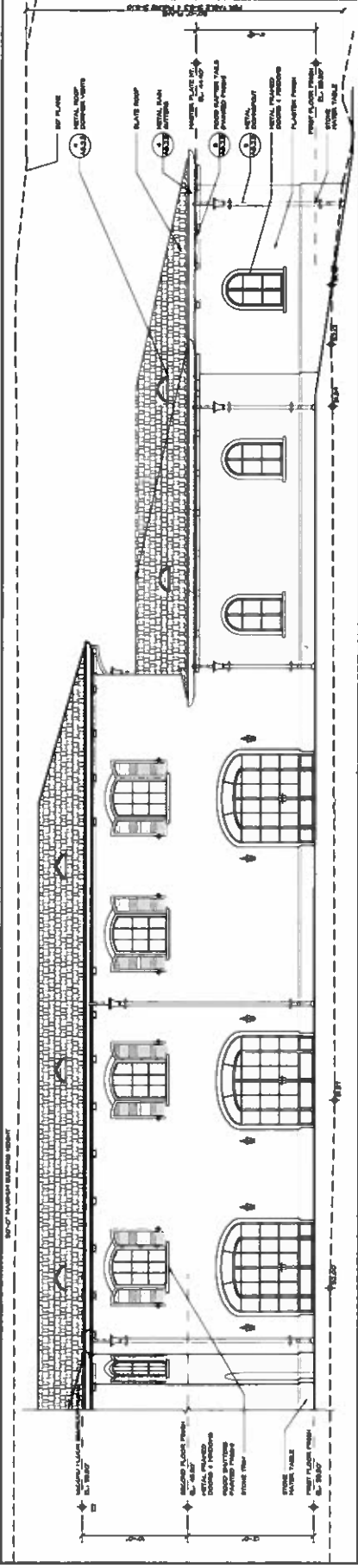
EXTERIOR ELEVATIONS

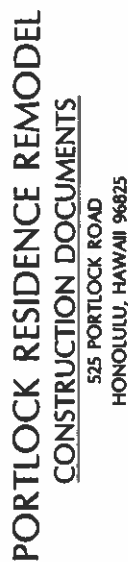
PROJECT NO. 00-00-0000
DATE: 01/15/2018
BY: RMAN

PROJECT NAME:

A503

EXHIBIT B-21
FILE NO. 2018/SMA-58





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FROM	TO	FROM	TO	FROM	TO
				</	

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522	WATER MOUNTING PLAN	522	
523	WATER POWER & SEWAL PLAN	523	
524	WATER POWER & SEWAL PLAN	524	
525	ELECTRICAL / MECH AND TOOL IN PLANS AND DETAILS	525	
526	8 CONCRETE ELECTRICAL NOTES	526	
527	SMALL LUM AND SUPPLY CONTROL DIAGRAMS	527	
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RICHARD MANION
ARCHITECTURE, INC.

Richard Manion Architecture, Inc. is a full-service architectural firm with offices in San Francisco, San Jose, and Palo Alto. We have a proven track record of successful projects in the commercial, institutional, and residential sectors. Our experienced staff provides comprehensive services from conceptual design to construction administration.

RICHARD MANION ARCHITECTURE, INC.
1140 AVENUE OF THE CLOUDS, SUITE 100
SAN JOSE, CALIFORNIA 95128
Tel: 408.944.1100
Fax: 408.944.1101



PROJECT TITLE AND ADDRESS:
NEW COUNTY, CA
PROJECT TITLE AND ADDRESS

PROJECT NUMBER:
2018-001
PROJECT NUMBER

DESIGNER:
RICHARD MANION ARCHITECTURE, INC.
DESIGNER

DATE:
10/1/2018
DATE

ALTERNATION TO EXISTING BUILDING PERMIT 172806, APPLICATION FOR CONSTRUCTION OF FLOOR AREA

SCALE:
AS SHOWN
SCALE

SITE KEY PLAN

PROJECT NO. 1118
PROJECT NO. 1118

A-2.01

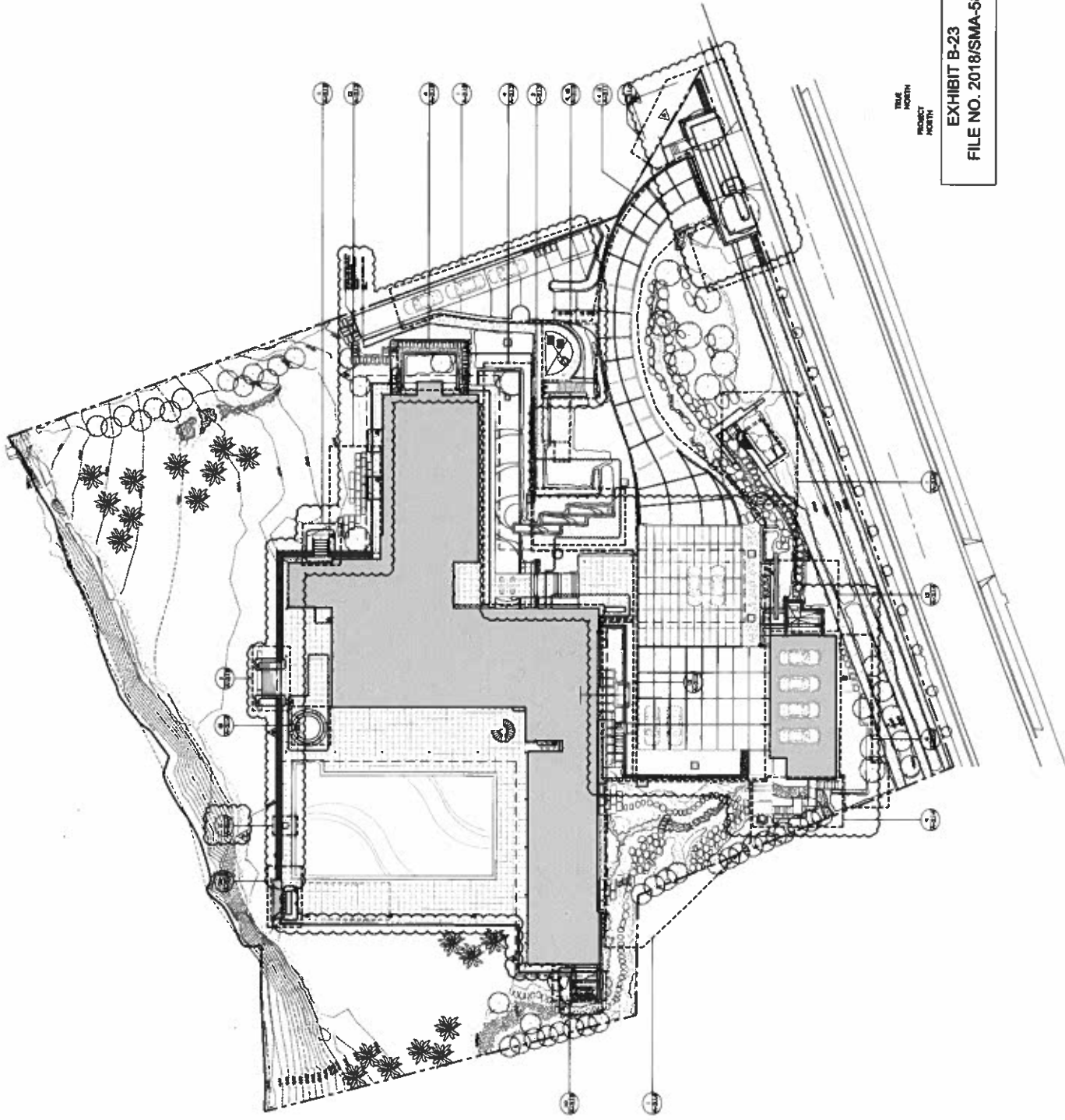


EXHIBIT B-23
FILE NO. 2018/SMA-58



**RICHARD MANION
ARCHITECTURE INC.**

1115 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.RICHARDMANIONARCHITECTURE.COM

FORWARD MANION ARCHITECTURE, INC.
1115 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.FORWARDMANIONARCHITECTURE.COM



FORWARD MANION ARCHITECTURE, INC.
1115 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.FORWARDMANIONARCHITECTURE.COM

PROJECT TITLE AND ADDRESS
PROJECT TITLE: 1115 WEST 10TH AVENUE
ADDRESS: 1115 WEST 10TH AVENUE
CITY: DENVER, CO 80202

PROJECT NUMBER
PROJECT NUMBER: 1115-10-001

DATE
DATE: 08/15/2018

DESIGNED BY
DESIGNED BY: RICHARD MANION

CHECKED BY
CHECKED BY: RICHARD MANION

APPROVED BY
APPROVED BY: RICHARD MANION

EXHIBIT B-24
EXHIBIT B-24

FILE NO. 2018/SMA-58
FILE NO. 2018/SMA-58

ALTERNATION TO EXISTING BUILDING PERMIT 1128005, APPLICATION FOR COVERAGE OF FLOOR AREA
ALTERNATION TO EXISTING BUILDING PERMIT 1128005, APPLICATION FOR COVERAGE OF FLOOR AREA

PLAN EXAMINER AND SEAL AND SIGNATURE
PLAN EXAMINER AND SEAL AND SIGNATURE

SITE ENTRY GATE PLAN & ELEVATIONS
SITE ENTRY GATE PLAN & ELEVATIONS

DATE
DATE: 08/15/2018

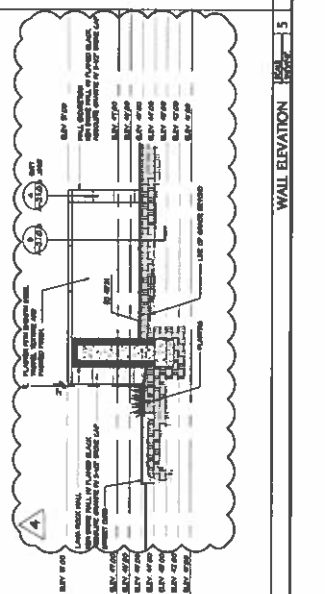
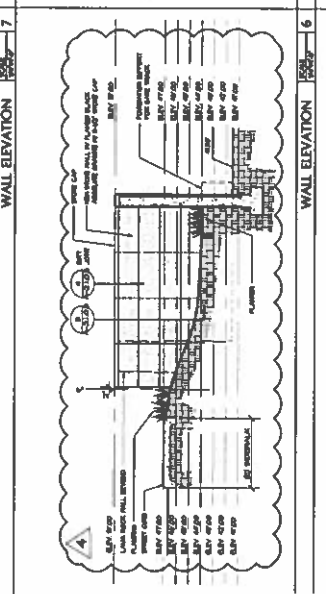
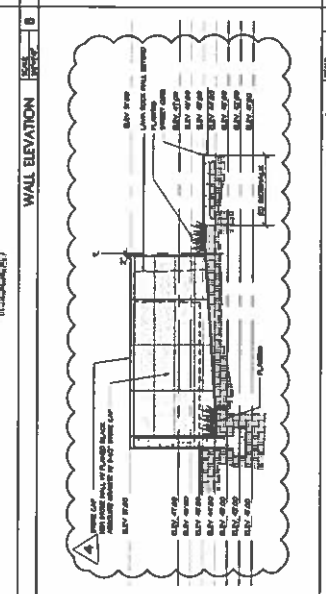
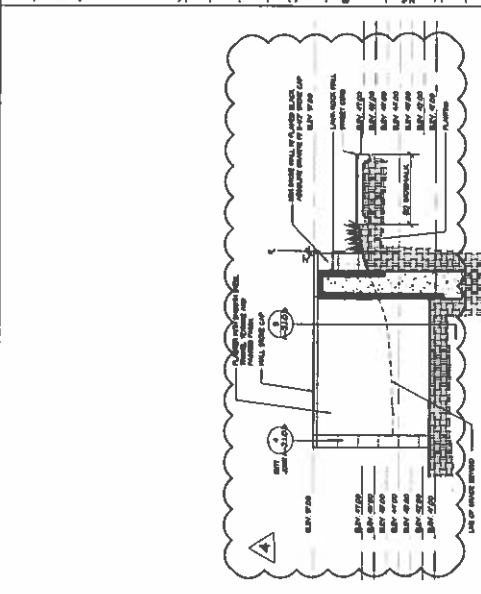
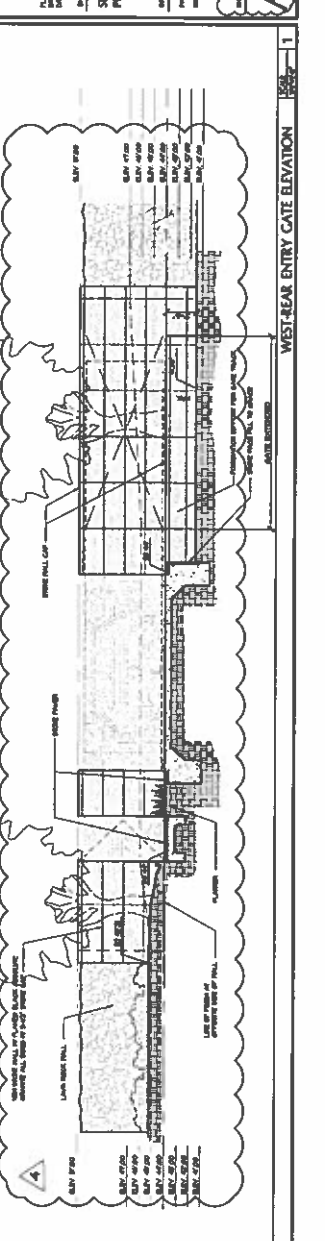
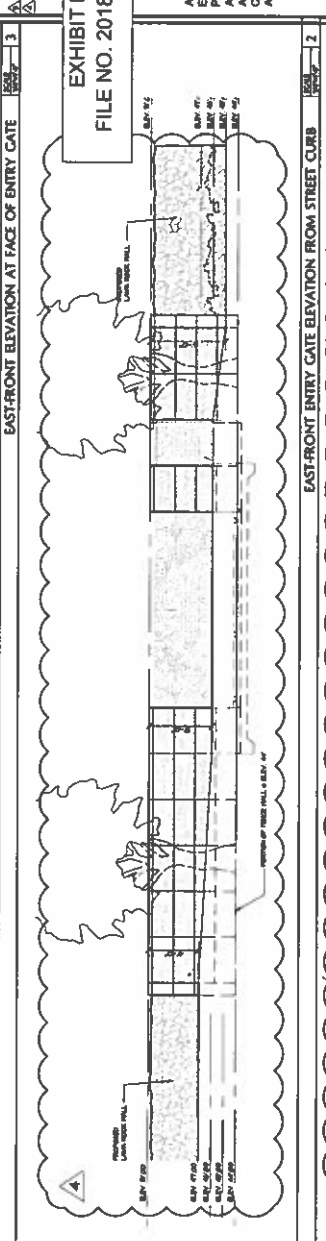
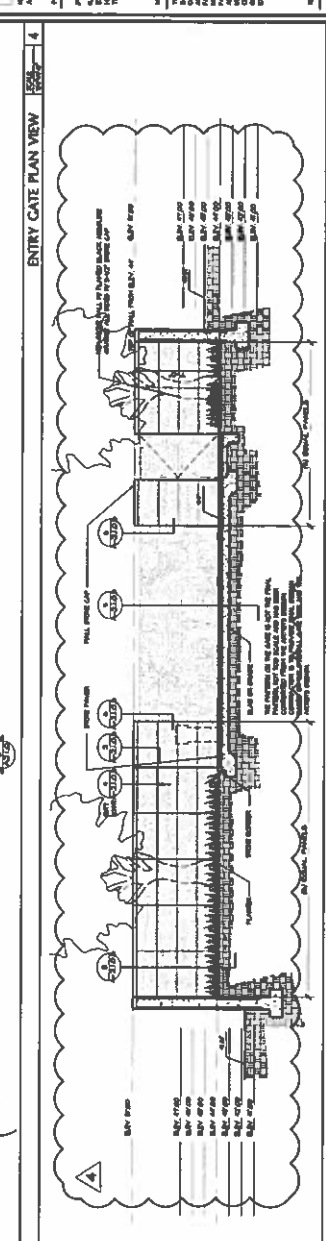
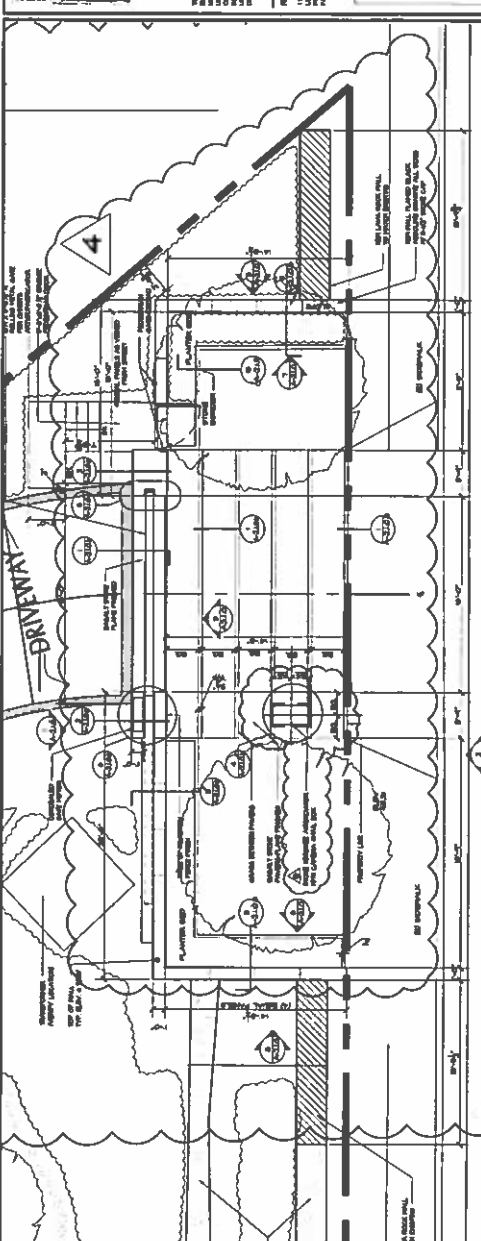
PROJECT NO. 1115-10-001
PROJECT NO. 1115-10-001

DATE OF PLAN
DATE OF PLAN: 08/15/2018

DATE OF PLAN
DATE OF PLAN: 08/15/2018

DATE OF PLAN
DATE OF PLAN: 08/15/2018

DATE OF PLAN
DATE OF PLAN: 08/15/2018





**RICHARD MANION
ARCHITECTURE INC.**

1100 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
303.733.1111
RICHARD MANION ARCHITECTURE, INC.
1100 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
303.733.1111



PROJECT TITLE AND ADDRESS
PROJECT NO. 1874
ARCHITECT'S NAME
ARCHITECT'S ADDRESS
ARCHITECT'S PHONE
ARCHITECT'S FAX
ARCHITECT'S E-MAIL

NOTES:
1. THE ARCHITECT HAS REVIEWED THE EXISTING CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE PROJECT REQUIREMENTS.
2. THE ARCHITECT HAS REVIEWED THE EXISTING CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE PROJECT REQUIREMENTS.
3. THE ARCHITECT HAS REVIEWED THE EXISTING CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE PROJECT REQUIREMENTS.

REVISIONS:
1. REVISION 1: 11/11/18
2. REVISION 2: 11/11/18
3. REVISION 3: 11/11/18
4. REVISION 4: 11/11/18
5. REVISION 5: 11/11/18
6. REVISION 6: 11/11/18
7. REVISION 7: 11/11/18
8. REVISION 8: 11/11/18
9. REVISION 9: 11/11/18
10. REVISION 10: 11/11/18

ALTERATION TO
EXISTING BUILDING
CONSTRUCTION
APPLICATION
A305-11-118, NO
COVERAGE OF FLOOR
AREA

THIS DOCUMENT IS BASED ON THE ASSUMPTIONS AND CONDITIONS SET FORTH IN THE PROJECT REQUIREMENTS AND THE ARCHITECT'S NOTES.
THE ARCHITECT HAS REVIEWED THE EXISTING CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE PROJECT REQUIREMENTS.

SITE ENTRY GATE DETAILS
1. SITE ENTRY GATE DETAILS
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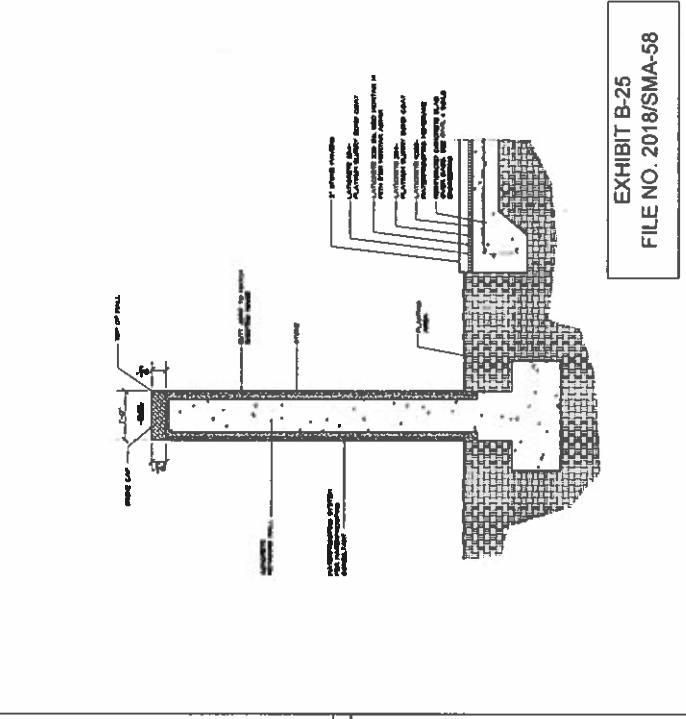
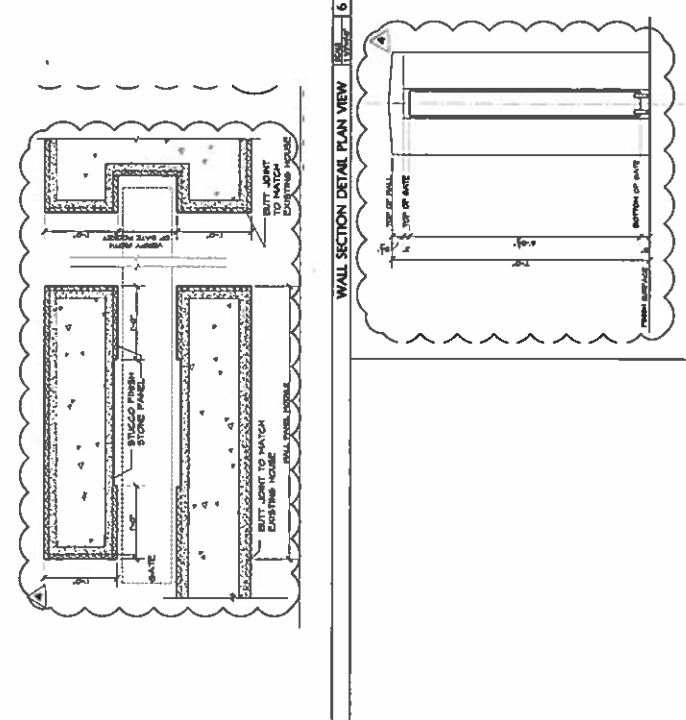
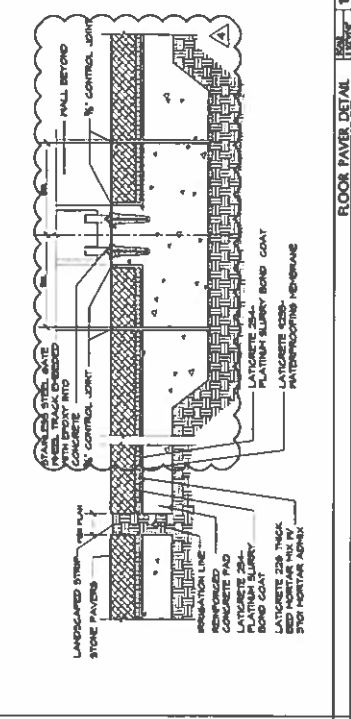
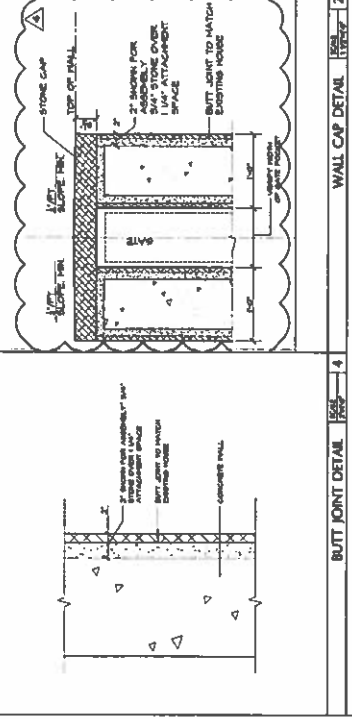
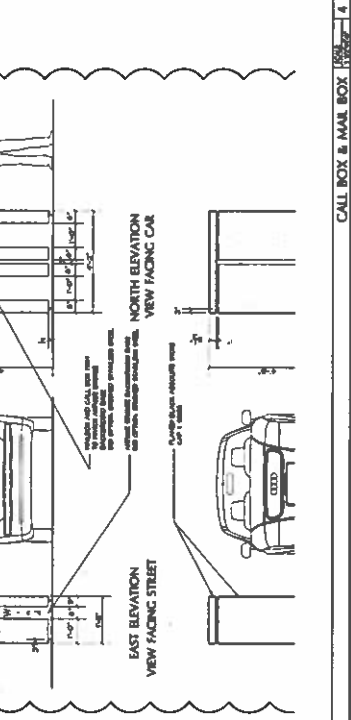
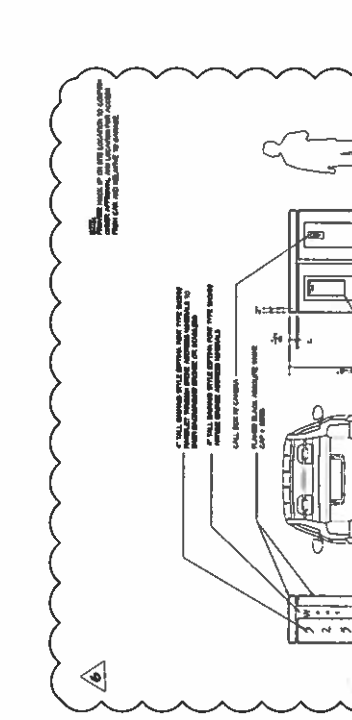


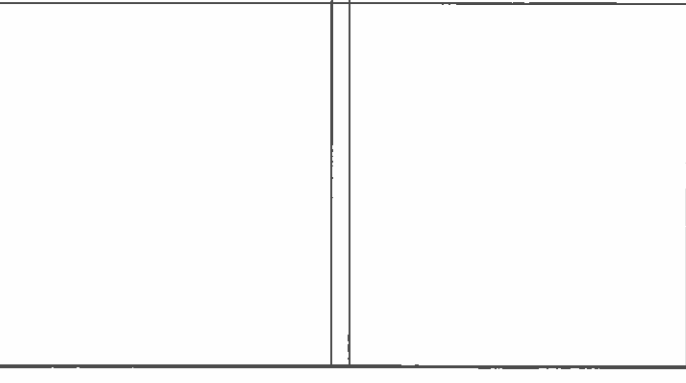
EXHIBIT B-25
FILE NO. 2018/SMA-58



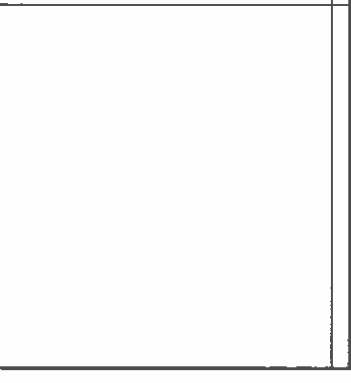
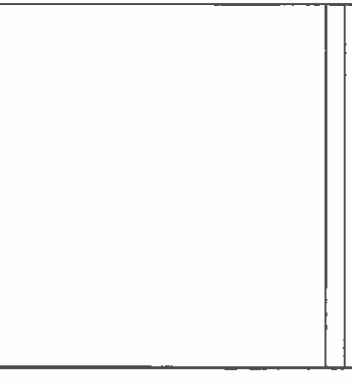
WALL SECTION DETAIL PLAN VIEW



EAST ELEVATION VIEW FACING STREET



NORTH ELEVATION VIEW FACING CAR



CALL BOX & MAIL BOX



THE NEW YORK TIMES, APRIL 19, 1968, PAGE 1, COLUMN 1, PARAGRAPHS 1-3, 5-6, 8-9, 11-12, 14-15, 17-18, 20-21, 23-24, 26-27, 29-30, 32-33, 35-36, 38-39, 41-42, 44-45, 47-48, 50-51, 53-54, 56-57, 59-60, 62-63, 65-66, 68-69, 71-72, 74-75, 77-78, 80-81, 83-84, 86-87, 89-90, 92-93, 95-96, 98-99, 101-102, 104-105, 107-108, 110-111, 113-114, 116-117, 119-120, 122-123, 125-126, 128-129, 131-132, 134-135, 137-138, 140-141, 143-144, 146-147, 149-150, 152-153, 155-156, 158-159, 161-162, 164-165, 167-168, 170-171, 173-174, 176-177, 179-180, 182-183, 185-186, 188-189, 191-192, 194-195, 197-198, 200-201, 203-204, 206-207, 209-210, 212-213, 215-216, 218-219, 221-222, 224-225, 227-228, 230-231, 233-234, 236-237, 239-240, 242-243, 245-246, 248-249, 251-252, 254-255, 257-258, 260-261, 263-264, 266-267, 269-270, 272-273, 275-276, 278-279, 281-282, 284-285, 287-288, 290-291, 293-294, 296-297, 299-300, 302-303, 305-306, 308-309, 311-312, 314-315, 317-318, 320-321, 323-324, 326-327, 329-330, 332-333, 335-336, 338-339, 341-342, 344-345, 347-348, 350-351, 353-354, 356-357, 359-360, 362-363, 365-366, 368-369, 371-372, 374-375, 377-378, 380-381, 383-384, 386-387, 389-390, 392-393, 395-396, 398-399, 401-402, 404-405, 407-408, 410-411, 413-414, 416-417, 419-420, 422-423, 425-426, 428-429, 431-432, 434-435, 437-438, 440-441, 443-444, 446-447, 449-450, 452-453, 455-456, 458-459, 461-462, 464-465, 467-468, 470-471, 473-474, 476-477, 479-480, 482-483, 485-486, 488-489, 491-492, 494-495, 497-498, 500-501, 503-504, 506-507, 509-510, 512-513, 515-516, 518-519, 521-522, 524-525, 527-528, 530-531, 533-534, 536-537, 539-540, 542-543, 545-546, 548-549, 551-552, 554-555, 557-558, 560-561, 563-564, 566-567, 569-570, 572-573, 575-576, 578-579, 581-582, 584-585, 587-588, 590-591, 593-594, 596-597, 599-600, 602-603, 605-606, 608-609, 611-612, 614-615, 617-618, 620-621, 623-624, 626-627, 629-630, 632-633, 635-636, 638-639, 641-642, 644-645, 647-648, 650-651, 653-654, 656-657, 659-660, 662-663, 665-666, 668-669, 671-672, 674-675, 677-678, 680-681, 683-684, 686-687, 689-690, 692-693, 695-696, 698-699, 701-702, 704-705, 707-708, 710-711, 713-714, 716-717, 719-720, 722-723, 725-726, 728-729, 731-732, 734-735, 737-738, 740-741, 743-744, 746-747, 749-750, 752-753, 755-756, 758-759, 761-762, 764-765, 767-768, 770-771, 773-774, 776-777, 779-780, 782-783, 785-786, 788-789, 791-792, 794-795, 797-798, 800-801, 803-804, 806-807, 809-810, 812-813, 815-816, 818-819, 821-822, 824-825, 827-828, 830-831, 833-834, 836-837, 839-840, 842-843, 845-846, 848-849, 851-852, 854-855, 857-858, 860-861, 863-864, 866-867, 869-870, 872-873, 875-876, 878-879, 881-882, 884-885, 887-888, 890-891, 893-894, 896-897, 899-900, 902-903, 905-906, 908-909, 911-912, 914-915, 917-918, 920-921, 923-924, 926-927, 929-930, 932-933, 935-936, 938-939, 941-942, 944-945, 947-948, 950-951, 953-954, 956-957, 959-960, 962-963, 965-966, 968-969, 971-972, 974-975, 977-978, 980-981, 983-984, 986-987, 989-990, 992-993, 995-996, 998-999, 1000-1001, 1003-1004, 1006-1007, 1009-1010, 1012-1013, 1015-1016, 1018-1019, 1021-1022, 1024-1025, 1027-1028, 1030-1031, 1033-1034, 1036-1037, 1039-1040, 1042-1043, 1045-1046, 1048-1049, 1051-1052, 1054-1055, 1057-1058, 1060-1061, 1063-1064, 1066-1067, 1069-1070, 1072-1073, 1075-1076, 1078-1079, 1081-1082, 1084-1085, 1087-1088, 1090-1091, 1093-1094, 1096-1097, 1099-1100, 1102-1103, 1105-1106, 1108-1109, 1111-1112, 1114-1115, 1117-1118, 1120-1121, 1123-1124, 1126-1127, 1129-1130, 1132-1133, 1135-1136, 1138-1139, 1141-1142, 1144-1145, 1147-1148, 1150-1151, 1153-1154, 1156-1157, 1159-1160, 1162-1163, 1165-1166, 1168-1169, 1171-1172, 1174-1175, 1177-1178, 1180-1181, 1183-1184, 1186-1187, 1189-1190, 1192-1193, 1195-1196, 1198-1199, 1200-1201, 1203-1204, 1206-1207, 1209-1210, 1212-1213, 1215-1216, 1218-1219, 1221-1222, 1224-1225, 1227-1228, 1230-1231, 1233-1234, 1236-1237, 1239-1240, 1242-1243, 1245-1246, 1248-1249, 1251-1252, 1254-1255, 1257-1258, 1260-1261, 1263-1264, 1266-1267, 1269-1270, 1272-1273, 1275-1276, 1278-1279, 1281-1282, 1284-1285, 1287-1288, 1290-1291, 1293-1294, 1296-1297, 1299-1300, 1302-1303, 1305-1306, 1308-1

HOWARD MASON ARCHITECTURE, PC.
1101 WHITE OAK BLVD. SUITE 100
LOS ANGELES, CALIFORNIA 90015
TEL: 213-688-0000



100-000-0000

Richard Pineda
CANDID MEMORIAL
806 PORTLOCK ROAD
SCARSDALE, NY 11575-9005

their salaries (offering/total wage) equal the sum of the marginal product of management, the marginal product of labor, and the marginal product of capital. The marginal product of capital is the change in output that would result from a one percent increase in capital, holding all other inputs constant. The marginal product of labor is the change in output that would result from a one percent increase in labor, holding all other inputs constant. The marginal product of management is the change in output that would result from a one percent increase in management, holding all other inputs constant. The marginal product of capital is the change in output that would result from a one percent increase in capital, holding all other inputs constant. The marginal product of labor is the change in output that would result from a one percent increase in labor, holding all other inputs constant. The marginal product of management is the change in output that would result from a one percent increase in management, holding all other inputs constant.

INDICATE WHETHER SEVERAL YEARS
HAS REMAINED EMPLOYED IN THE
FIRM FOR 40 YEARS

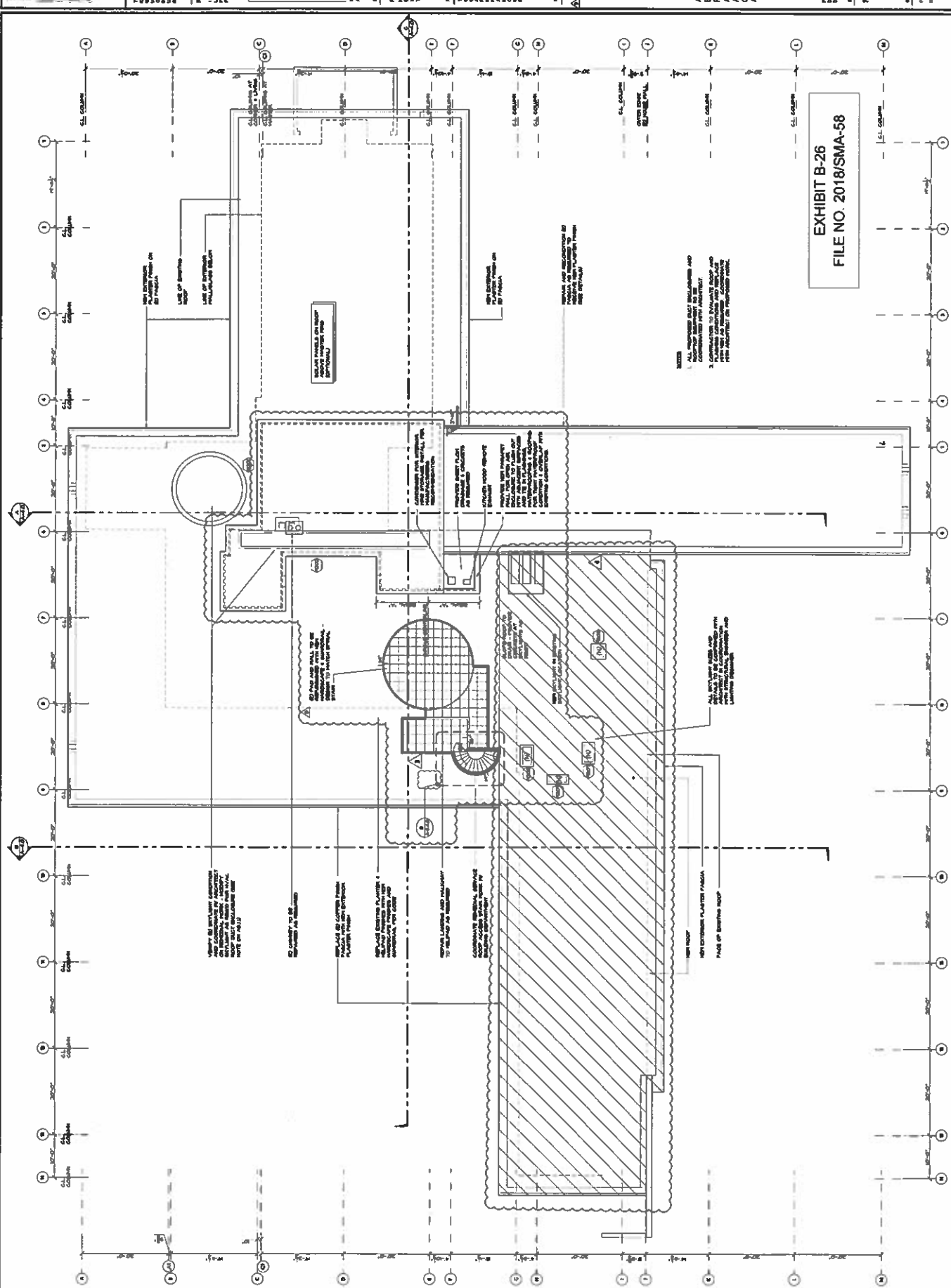
ALTERATION TO
EXISTING BUILDING
PERMIT 11/28/05,
APPLICATION #
A206-11-1185, NO
COVERAGE OF FLOOR
AREA

CHINA BY THE COAST OF JAPAN

PROPOSED ROOF PLAN

Product Name	Product No.	Product Price
Product A	101	10.00
Product B	102	20.00
Product C	103	30.00
Product D	104	40.00
Product E	105	50.00
Product F	106	60.00
Product G	107	70.00
Product H	108	80.00
Product I	109	90.00
Product J	110	100.00

A-3.3.1



PROPOSED ROOF PLAN	DATE REVISED	1
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**RICHARD MANION
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ARCHITECTS
11101 15TH AVENUE, SUITE 100
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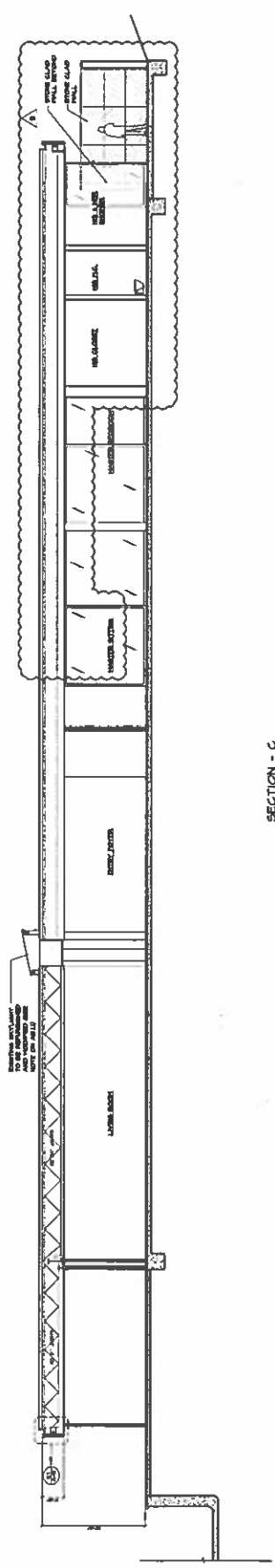
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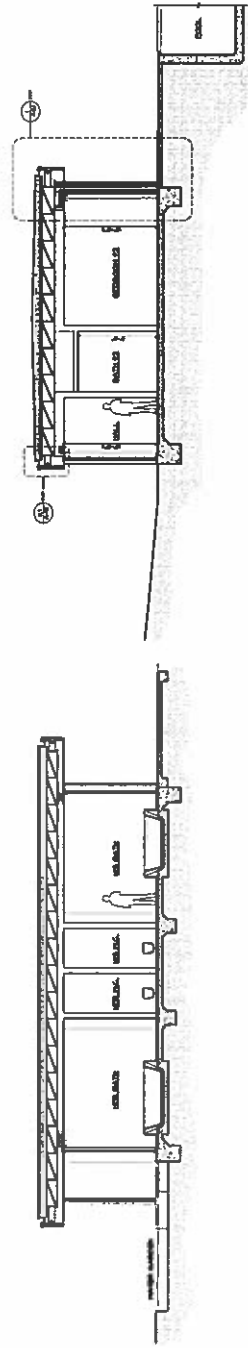
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SECTION - C

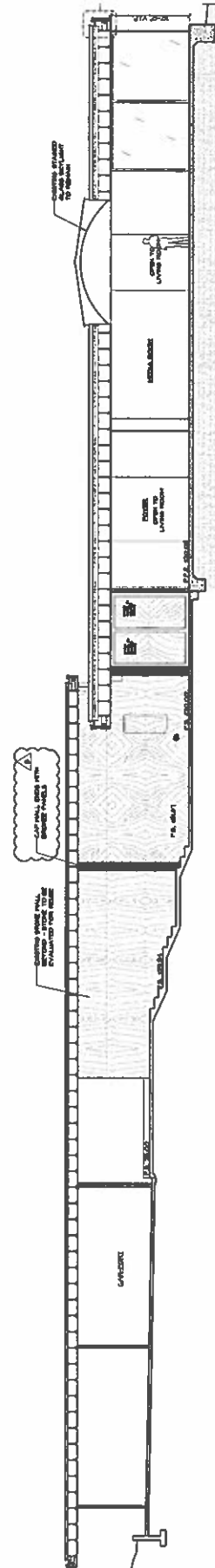
BUILDING SECTIONS 3



SECTION - B

BUILDING SECTIONS 2

EXHIBIT B-27
FILE NO. 2018/SMA-58



SECTION - A

BUILDING SECTIONS 1

A-40



**RICHARD MANION
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DENVER, CO 80231
TEL: 303.755.1000
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PROJECT TITLE AND ADDRESS
PROJECT NO. 11
11100 WEST 40th AVE., SUITE 100
DENVER, CO 80231
DATE: 10-1-2018

OWNER
THE UNIVERSITY OF COLORADO
11100 WEST 40th AVE., SUITE 100
DENVER, CO 80231
DATE: 10-1-2018

DESIGNER
RICHARD MANION ARCHITECTURE, INC.
11100 WEST 40th AVE., SUITE 100
DENVER, CO 80231
DATE: 10-1-2018

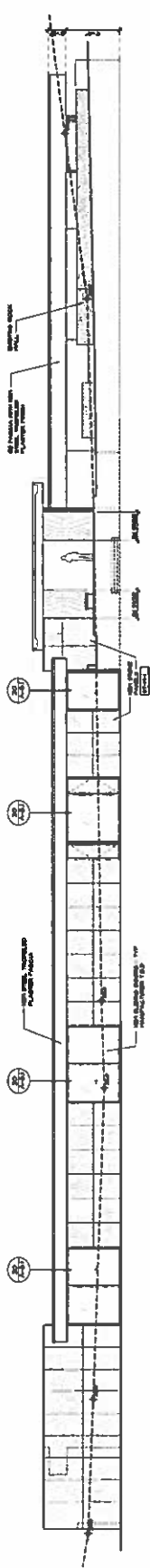
**ALTERNATION TO
EXISTING BUILDING
PROJECT TITLE AND
ADDRESS**
11100 WEST 40th AVE., SUITE 100
DENVER, CO 80231
DATE: 10-1-2018

**PLAN REVISIONS ARE BASED ON A-5.1
AND A-5.2. ALL REVISIONS
SHOULD BE MADE TO THE
DRAWING SET.**

EXTERIOR ELEVATIONS
PROJECT NO. 11
11100 WEST 40th AVE., SUITE 100
DENVER, CO 80231
DATE: 10-1-2018

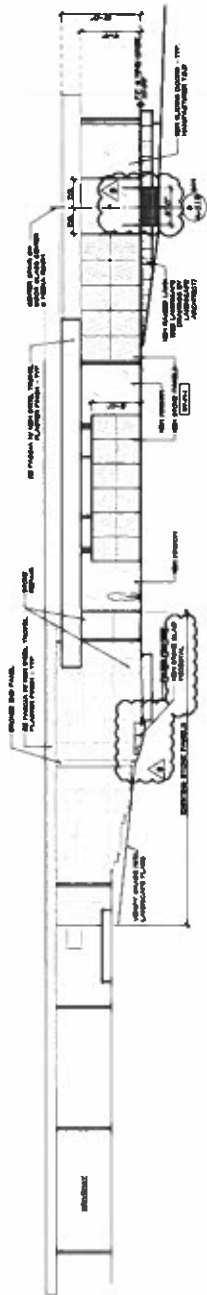
**PROJECT NO. 11
11100 WEST 40th AVE., SUITE 100
DENVER, CO 80231
DATE: 10-1-2018**

A-5.0



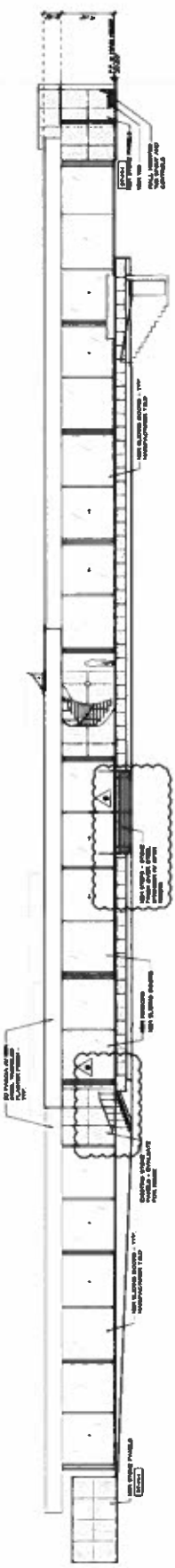
PROPOSED ELEVATION • DRIVE

5



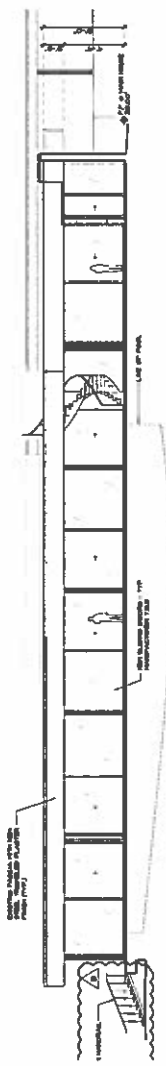
NORTH ELEVATIONS

4



WEST ELEVATIONS

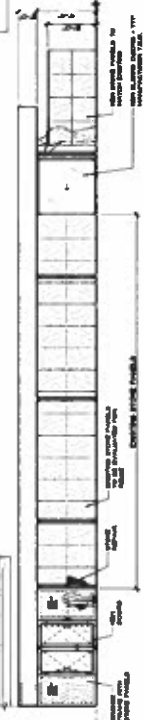
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PROPOSED SOUTH ELEVATIONS

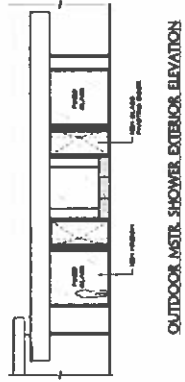
2

**EXHIBIT B-28
FILE NO. 2018/SMA-58**



ELEVATIONS • ENTRY COURT

1



OUTDOOR MSTR. SHOWER EXTERIOR ELEVATION